



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO, AND STEPHEN QUINN

**STAFF PRESENT:** CHRIS KNIGHT - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., SEAN ROBERTSON - PLANNING & DEVELOPMENT DEPT., DON SCHMEISER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, DEPUTY CITY ATTORNEY BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, AND LINDA OWENS - CITY CLERK'S OFFICE

**MINUTES:**

CHAIRMAN GALATI called the Briefing to order at 5:38 P.M.

**ABEYANCE ITEMS:**

**ITEM 10 – GPA-0029-02, ITEM 11 – Z-0052-02, and ITEM 12 – Z-0052-02(1):**

DAVID CLAPSADDLE, Planning and Development, said the applicant for these items is Coronado Bay Investments, LLC. They would like to have these items withdrawn without prejudice.

**ITEM 17 – Z-0041-02, ITEM 18 – VAR-1031 and ITEM 19 – Z-0041-02(1):**

MR. CLAPSADDLE stated the applicant is Nellis Land Company. Staff has been working on this parcel for a long time. The northeast piece and the southwest piece are cut in half because of the wash. The southwest piece has gone on to the City Council. Staff is still working with the applicant on the number of lots and redesigning the project. The applicant would like to have a thirty-day abeyance to the 11/21/2002 Planning Commission meeting.

**ITEM 20 – Z-0071-02, ITEM 21 – U-0118-02, ITEM 22 – Z-0071-02(1) and ITEM 23 – SUP-1060:**

MR. CLAPSADDLE noted that the applicant has requested a thirty-day abeyance in order to continue to work on redesigning this project.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF OCTOBER 24, 2002 Planning and Development Department BRIEFING

### ITEM 24 – V-0054-02:

MR. CLAPSADDLE advised that the applicant has requested this item be held in abeyance to the 12/19/2002 Planning Commission meeting. The applicant is continuing to look at alternatives to this project to see if this Variance can be eliminated.

### ITEM 29 – GPA-0033-02, ITEM 30 – Z-0079-02 and ITEM 31 – SDR-1020:

MR. CLAPSADDLE indicated that the applicant has requested an abeyance of these items to the 11/21/2002 Planning Commission meeting. The purpose is that there are other applications which need to catch up. At the 11/21/2002 meeting all the items related to this project can be heard at one time.

### ITEM 50 – Z-0072-02, ITEM 51 – Z-0072-02(1) and ITEM 52 – Z-0067-99(3):

MR. CLAPSADDLE said the applicant has requested a thirty-day abeyance to the 11/21/2002 Planning Commission meeting in order to continue to redesign the project.

### ITEM 72 – MSP-0011-02:

MR. CLAPSADDLE stated that the applicant has requested a thirty-day abeyance for this Master Sign Plan application. There is a question as to the height of the pylon sign.

### ITEM 80 – TXT-1029:

MR. CLAPSADDLE explained that this pertains to financial institutions and staff is still researching this issue. The report will be ready for the 11/7/2002 Planning Commission meeting.

### ITEM 82 – TXT-1059:

MR. CLAPSADDLE requested this item be held in abeyance to the 11/21/2002 Planning Commission meeting so more research can be done.

### **OTHER BRIEFING ITEMS:**

#### ITEM 25 – U-0106-02:

MR. CLAPSADDLE indicated that the applicant might come forward and request this item be pulled forward on the agenda because of a family medical issue. CHAIRMAN GALATI granted the request.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF OCTOBER 24, 2002 Planning and Development Department BRIEFING

### ITEM 37 – GPA-0038-02:

MR. CLAPSADDLE explained that the original application is to go to UC (General Commercial) on a 15-acre piece. The applicant may suggest that the west five acres be amended to UC-TC (Urban Center Mixed-Use).

### ITEM 73 – VAC-0072-02:

MR. CLAPSADDLE stated the applicant would like to have this item held in abeyance to the 11/21/2002 Planning Commission meeting.

### ITEM 74 – VAC-0074-02:

MR. CLAPSADDLE noted that staff would like to have this item held in abeyance until the 11/21/2002 Planning Commission meeting. Most of this Vacation is in the County and will come up for County action on 11/5/2002.

### ITEM 76 – Z-0047-56(1):

MR. CLAPSADDLE said staff has received a request for a thirty-day abeyance until the 11/21/2002 Planning Commission meeting. The reason for an abeyance request is because the applicant is continuing to work with the Nevada Department of Transportation on access issues.

**BRIEFING ADJOURNED AT 5:45 P.M.**



**PLANNING COMMISSION AGENDA  
PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.KCLV.TV](http://www.KCLV.TV). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND 5:00 A.M. THE FOLLOWING TUESDAY.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

**STAFF PRESENT:** CHRIS KNIGHT - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., SEAN ROBERTSON – PLANNING & DEVELOPMENT DEPT., DON SCHMEISER – PLANNING & DEVELOPMENT DEPT., KATRINA MADSEN – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, DEPUTY CITY ATTORNEY BRYAN SCOTT – CITY ATTORNEY’S OFFICE, ANGELA CROLLI – CITY CLERK’S OFFICE, AND LINDA OWENS – CITY CLERK’S OFFICE

(6:04)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**SUBJECT:**

Approval of the minutes of the September 26, 2002 Planning Commission Meeting

**MOTION:**

**TRUESDELL - APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:05)

**1-40**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**CHAIRMAN GALATI noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - TM-0060-02 - COX COMMUNICATIONS - COX COMMUNICATIONS OF NEVADA, INC.** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 12.13 acres located at 800 North Rancho Drive (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)  
1-1763



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 1 – TM-0060-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Site Development Plan Review (SD-0076-01), Special Use Permit (U-0127-00) and Vacation (VAC-0004-00, as amended).
3. A Multi-use Transportation Trail along the east side of Rancho Drive and along the north side of Bonanza Road shall be provided and included on the Tentative Map submitted for this development in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan. This ten-foot wide trail and a five-foot wide strip of landscaping (as illustrated by the cross-section shown in Exhibit 1 of the Transportation Trails Plan) shall be provided by the applicant within the 15-foot landscape strip identified on the site plan; however, the applicant may work with the Nevada Department of Transportation (NDOT) and City staff to develop a more creative meandering trail alignment that will use portions of both this landscape strip and the adjacent surplus NDOT right-of-way, subject to the approval of both NDOT and the City.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Vacation Application VAC-004-00 must record prior to recordation of a Final Map for this site unless the Map is revised to acknowledge the existing right-of-way contemplated to be vacated with VAC-0004-00.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 1 – TM-0060-02

**CONDITIONS – Continued:**

8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
9. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Final Map.
10. Site development to comply with all applicable conditions of approval for SD-0076-01 and all other subsequent site related actions.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 1 – TM-0060-02

**CONDITIONS – Continued:**

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0062-02 - ELKHORN/ JONES - U.S. HOME CORPORATION** - Request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 44.4 acres adjacent to the northwest corner of Jones Boulevard and Elkhorn Road (APN: 125-14-802-001 and 125-14-703-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

**1-1763**

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 2 – TM-0062-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0055-02(1)] and all subsequent site related actions.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation (VAC-0064-02) must record prior to the recordation of a Final Map for this site.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. Public drainage easements must be common lots or private streets to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. Site development to comply with all applicable conditions of approval for Z-0055-02 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 2 – TM-0062-02

**CONDITIONS – Continued:**

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0063-02 - CONCORDIA @ DEER SPRINGS UNIT 3 - CONCORDIA HOMES -**  
Request for a Tentative Map FOR A 68 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10 acres adjacent to the north side of Deer Springs Way, approximately 660 feet east of Fort Apache Road (APN: 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

DAVID CLAPSADDLE stated that the applicant has requested this Tentative Map be held until the 11/21/2002 Planning Commission meeting.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He agreed with having this item held to the 11/21/2002 meeting.

There was no further discussion.

(6:53 – 6:54)

**1-1680**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TM-0065-02 - SPRING MOUNTAIN RANCH UNIT 57A - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 13.75 acres adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001, 002, 009 and 125-08-813-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

1-1763



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 4 – TM-0065-02

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0019-02(1)] and [Z-0064-02(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Public drainage easements must be common lots or private streets to be privately maintained by a homeowner's association or a maintenance association for all public drainageways not located within existing public street right-of-way.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. Site development to comply with all applicable conditions of approval for Z-0019-02 and Z-0064-02, and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**Z-0043-00(2) - SHIRON CORPORATION ON BEHALF OF ACCLAIM MTI, LIMITED LIABILITY PARTNERSHIP** - Request for an Extension of Time on an approved Rezoning (Z-0043-00) FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 9.5 acres adjacent to the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), PROPOSED USE: Commercial Retail Center, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

1-1763

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 5 – Z-0043-00(2)

**CONDITIONS:**

Planning and Development

1. The parcel associated with this application shall go direct to Ordinance request. No further extensions are necessary.
2. Conformance to all applicable Conditions of Approval of Rezoning (Z-0043-00) and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**Z-0043-00(3) - SHIRON CORPORATION ON BEHALF OF ACCLAIM MTL, LIMITED LIABILITY PARTNERSHIP** - Request for an Extension of Time on an approved Site Development Plan Review [Z-0043-00(1)] FOR A 74,900 SQUARE FEET COMMERCIAL RETAIL CENTER on 9.5 acres adjacent to the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

1-1763

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 6 – Z-0043-00(3)

**CONDITIONS:**

Planning and Development

1. This Extension of Time of an approved Site Development Plan Review shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all applicable Conditions of Approval of Rezoning (Z-0043-00), Site Development Plan Review [Z-0043-00(1)] and all other site related actions as required by the Planning and Development Department and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**Z-0068-00(2) - TAMRA C. RUGGLES ON BEHALF OF WHITING BROTHERS -**  
Request for an Extension of Time of an approved Rezoning (Z-0068-00) FROM: R-E (Residence Estates) TO: C-M (Commercial/Industrial) on 2.58 acres at 2133, 2135, and 2207 West Bonanza Road (APN 139-29-802-001, 002 and 003), PROPOSED USE: Landscape Materials Supply Yard, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions –  
**UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)  
1-1763

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 7 – Z-0068-00(2)

**CONDITIONS:**

Planning and Development

1. This Extension of Time of an approved Rezoning shall expire October 4, 2004.
2. Conformance to all applicable Conditions of Approval of Rezoning (Z-0068-00) and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0041-02(A) - KIMBALL T. STRATTON** - Petition to annex approximately 12.88 acres of land generally located adjacent to the southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUESEL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

**1-1763**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**A-0042-02(A) - NEVADA HOME GROUP, INC.** - Petition to annex approximately 0.80 acres of land generally located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APN: 138-24-304-001), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUESDELL - APPROVED** Items 1, 2 and 4 through 9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with Cox Communications and U.S. Home Corporation

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:55 – 6:56)

**1-1763**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-0029-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAWAL WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**EVANS – WITHDRAWN WITHOUT PREJUDICE of Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] – UNANIMOUS with GALATI abstaining as Coronado Bay and Trophy Homes are clients of his firm, McSWAIN and QUINN abstaining as their firms are involved with Coronado Bay**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant is Coronado Bay. The applicant is requesting Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] be withdrawn without prejudice. Staff has a letter from the applicant requesting the withdrawal.

There was no one present to represent the applications.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 10 – GPA-0029-02

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] was held under Item 10 [GPA-0029-02].

(6:26 – 6:28)

**1-718**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**EVANS – WITHDRAWN WITHOUT PREJUDICE Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] – UNANIMOUS with GALATI abstaining as Coronado Bay and Trophy Homes are clients of his firm, McSWAIN and QUINN abstaining as their firms are involved with Coronado Bay**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant is requesting Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] be withdrawn without prejudice.

There was no one present to represent the applications.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 11 – Z-0052-02

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] was held under Item 10 [GPA-0029-02].

(6:26 – 6:28)

**1-718**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAWAL WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**EVANS – WITHDRAWN WITHOUT PREJUDICE Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] – UNANIMOUS with GALATI abstaining as Coronado Bay and Trophy Homes are clients of his firm, McSWAIN and QUINN abstaining as their firms are involved with Coronado Bay**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant is Coronado Bay. The applicant is requesting Item 10 GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] be withdrawn without prejudice.

There was no one present to represent the applications.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 12 – Z-0052-02(1)

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 10 [GPA-0029-02], Item 11 [Z-0052-02] and Item 12 [Z-0052-02(1)] was held under Item 10 [GPA-0029-02].

(6:26 – 6:28)

**1-718**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0046-02 - BONANZA REALTY, INC.** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>76</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held at the 9/12/2002 Planning Commission meeting to allow time for the applicant to redesign the project and for the Variance to catch up because there is more than 50% lot coverage on the site. The revised drawing is an improvement over the previous set of plans. There is more articulation on the buildings. Landscaping issues have been straightened out. This project meets the goals, objectives and policies of the downtown plan and is in the redevelopment area. It advances and assists the City in furthering the goals of redeveloping this area.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**MINUTES – Continued:**

In regard to the 50% lot coverage, this project is directly abutting the Downtown Overlay District, where there are no such building lot standards. However, this property is next to the Downtown Overlay District. Because of the density, proximity to the Downtown Overlay District, and being a mixed-use project, it is appropriate for this area. Staff recommended approval subject to the conditions.

COMMISSIONER McSWAIN asked for clarification on the lot coverage. MR. CLAPSADDLE explained that the Downtown Plan has a restriction that the site cannot be more than 50% built. This building has more than 50% lot coverage. Staff does not object to waiving that standard because it is next to the Downtown Overlay District, where there are no standards. The use, density, mix of apartments and commercial is appropriate for the area and furthers the downtown efforts of the City.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, Suite 1201, appeared with DENNIS RUSK, architect, on behalf of the applicant. They will work with staff on the landscaping. This is a senior citizen project for persons 55 years of age and over. There is a parking requirement in many cities applicable to senior projects, as they do not have as many cars. In this case, the City code requires that there be the same number of parking spaces as required in any part of the city. A great portion of the lot has to be used for the structure and parking. They will have 30% more landscaping than what is required by the code. This site is in a transitional area near downtown. There are soils problems on this property. The property is on two arterial streets that have bus service, is close to the Downtown Transportation Center, the Senior Citizens Center, the Dula Center with its recreational facilities, the Reed Whipple Cultural Arts Center, County-City Public Library Headquarters, Cashman Field and State Building. They held a neighborhood meeting, but did not have a good turnout. The neighbors were also visited at their homes. He submitted a petition in favor and concurred with staff's conditions on the four applications pertaining to this project.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. This is an excellent location for this apartment complex. He asked for an explanation of the panhandle looking portion of the property. He also asked if there will be community rooms. CHAIRMAN GALATI explained that the panhandle is the ramp to the parking garage. The building is on top of the parking garage.

LILLIAN ISQUITH, 108 Verdy Lane, appeared in approval.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**MINUTES – Continued:**

KENNETH WILLIAMS, Biltmore Addition, 130 Palm Lane, appeared in protest. This is a 333-unit project. This structure is too large for the area. The north elevation is 68 feet high and will be facing single-family homes. The bottom elevation is facing east that shows the windows and balconies overlooking the homes across the street. This is an ordinary lot and now the applicant has over-designed it to the point of needing a Variance. One of the neighbors told him this property should be developed as a market. If this structure were limited to 35 or 40 feet, that would be acceptable.

LEE MANCH, Biltmore Drive, appeared in protest and concurred with MR. WILLIAMS comments.

MELALEE LONG, 611 Bell Drive, appeared in protest. She likes the neighborhood because of its historic value. She did not feel this building would be safe for seniors.

RICHARD TINNEY, 513 North First Street, appeared in protest. This structure will dominate the homes in the area.

ATTORNEY CURRAN appeared in rebuttal. They met with MR. WILLIAMS to discuss this project. They do not have any tenants yet. However, in the commercial space they plan to have a beauty shop, drug store, and dry cleaners. Some of the neighbors want a food market. The height of the building is 68 feet. There will be community rooms, garden areas, and four elevators.

COMMISSIONER EVANS thought that conceptually this is a good idea. However, this building looks monotonous.

DENNIS RUSK said that the two-dimensional drawings do not show how everything is three dimensional. On the residential side they have stepped everything back from the base with 15 feet of landscaping. The parking structure is completely secured. It steps back eight feet, and then there will be a 4,000 square foot recreational and workout gym. The roof has garden plots. There will be a 36 and 45-foot wide atrium between each of the four-story buildings. Each unit will have a balcony. It will be moderate living.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**MINUTES – Continued:**

COMMISSIONER McSWAIN clarified with MR. RUSK that the building could not be converted to multi-family housing and that the landscaping will be fully mature at the opening of the complex. COMMISSIONER McSWAIN did not feel it is unusual to see older homes mixed in with these types of projects in other communities.

COMMISSIONER TRUESDELL thought this is the beginning of making the Biltmore district an urban village. There is not enough density in the downtown area to support a grocery store, unless persons start living downtown.

CHAIRMAN GALATI asked if a market study has been done indicating the units will be able to be occupied by seniors. If the building cannot be leased by persons 55 and older, other persons will have to be allowed to rent in the building. ATTORNEY CURRAN replied that a market study has been done which showed that it is viable as a senior project. It also indicated that there is a two to three year waiting list for senior housing in Las Vegas. This area has a number of senior services.

DEPUTY CITY ATTORNEY BRYAN SCOTT said that under certain circumstances there can be age restrictions.

CHAIRMAN GALATI felt persons that are not seniors will want to live in the building.

MARGO WHEELER added that financing was discussed with the partners on the project. Depending on the type of funding that is available, the restrictions go with that funding. It was staff's understanding that they would be seeking federal and state funding that would have age restrictions.

ATTORNEY CURRAN said they will explore all possible sources of financing. If the government subsidized financing has restrictions, they will abide by them. They will not be building a slum. There will be one and two bedroom units.

COMMISSIONER NIGRO asked the applicant if they would be amenable to an age restriction condition. ATTORNEY CURRAN agreed to that type of condition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**MINUTES – Continued:**

CHAIRMAN GALATI noted that the balconies and windows face inward toward the courtyard. There is an end unit where those elevations look into the street and onto commercial properties. It is a well-designed project. Seniors are comfortable in taller buildings and two bedroom units are more desirable.

DAVID GUERRA, Public Works, informed the applicant that prior to the completion of this project they may need to have a Reversionary Map to eliminate some of the lot lines.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 14 [U-0114-02], Item 15 [V-0072-02], and Item 16 [Z-0046-02(1)] for further discussion.

(6:56 – 7:54)

**1-1820**

**CONDITIONS:**

Planning and Development

1. Resolution of Intent with a two-year time limit.
2. A Site Development Plan review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1<sup>st</sup> Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**CONDITIONS – Continued:**

4. Construct all incomplete half-street improvements on 1<sup>st</sup> Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, unless otherwise allowed by City Traffic Engineer. Also, any new driveways or modifications to existing driveways along Main Street and Bonanza Road shall receive approval from the Nevada Department of Transportation.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 13 – Z-0046-02

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
8. Landscape and maintain all unimproved right-of-way on 1<sup>st</sup> Street, Bonanza Road and Main Street adjacent to this site.
9. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1<sup>st</sup> Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0114-02 - BONANZA REALTY, INC.** - Request for a Special Use Permit FOR A MULTI-FAMILY SENIOR APARTMENT COMPLEX on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>76</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition

**MOTION:**

**QUINN – APPROVED** subject to conditions and additional condition that the residents shall be restricted to 55 years of age and older to the extent of the applicable laws - **UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the 9/12/2002 Planning Commission meeting.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, Suite 1201, appeared with DENNIS RUSK, architect, on behalf of the applicant.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 14 – U-0114-02

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval.

LILLIAN ISQUITH, 108 Verdy Lane, appeared in approval.

KENNETH WILLIAMS, Biltmore Addition, 130 Palm Lane, appeared in protest.

LEAH MANCH, Biltmore Drive, appeared in protest.

MELALEE LONG, 611 Bell Drive, appeared in protest.

RICHARD TINNEY, 513 North First Street, appeared in protest.

DEPUTY CITY ATTORNEY BRYAN SCOTT spoke of age restrictions.

MARGO WHEELER discussed financing.

DAVID GUERRA, Public Works, advised the applicant that they may need a Reversionary Map.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 13 [Z-0046-02], Item 15 [V-0072-02], and Item 16 [Z-0046-02(1)] for further discussion.

(6:56 – 7:54)

**1-1820**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire in two years from the date of final approval, unless it is exercised or an Extension of Time is approved.
2. Conformance to the conditions of approval of Rezoning (Z-0046-02) and Site Development Plan Review [Z-0046-02(1)].



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0072-02 - BONANZA REALTY, INC.** - Request for a Variance TO ALLOW LOT COVERAGE IN EXCESS OF 50% FOR A SENIOR APARTMENT COMPLEX on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, and 139-27-712-046, 047, 048, 049, 050, and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>76</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the 9/12/2002 Planning Commission meeting.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, Suite 1201, appeared with DENNIS RUSK, architect, on behalf of the applicant.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 15 – V-0072-02

**MINUTES – Continued:**

LILLIAN ISQUITH, 108 Verdy Lane, appeared in approval.

KENNETH WILLIAMS, Biltmore Addition, 130 Palm Lane, appeared in protest.

LEAH MANCH, Biltmore Drive, appeared in protest.

MELALEE LONG, 611 Bell Drive, appeared in protest.

RICHARD TINNEY, 513 North First Street, appeared in protest.

DEPUTY CITY ATTORNEY BRYAN SCOTT spoke of age restrictions.

MARGO WHEELER discussed financing.

DAVID GUERRA, Public Works, advised the applicant that they may need a Reversionary Map.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 13 [Z-0046-02], Item 14 [U-0114-02], and Item 16 [Z-0046-02(1)] for further discussion.

(6:56 – 7:54)

**1-1820**

**CONDITIONS:**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0046-02), Special Use Permit (U-0114-02) and Site Development Plan Review [Z-0046-02(1)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0046-02(1) - BONANZA REALTY, INC.** - Request for a Site Development Plan Review and a Reduction of the on-site Landscape Requirements FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX WITH 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050 and 051), R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) Zones, [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>76</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that on 10/16/2002 there was a neighborhood meeting where the applicant did have an opportunity to address issues with the neighbors. Staff wants assurance that 24-inch box shade trees 20 feet on center along Main Street and Bonanza Road will be planted, as well as clarification on the size of the pine trees along the east and north property lines. Pertaining to the building elevations, the west corner of the south elevation and west and east corners of the north side need to have more articulation. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 16 – Z-0046-02(1)

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the 9/12/2002 Planning Commission meeting.

ATTORNEY BILL CURRAN, Curran and Parry, 300 South 4<sup>th</sup> Street, Suite 1201, appeared with DENNIS RUSK, architect, on behalf of the applicant.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval.

LILLIAN ISQUITH, 108 Verdy Lane, appeared in approval.

KENNETH WILLIAMS, Biltmore Addition, 130 Palm Lane, appeared in protest.

LEAH MANCH, Biltmore Drive, appeared in protest.

MELALEE LONG, 611 Bell Drive, appeared in protest.

RICHARD TINNEY, 513 North First Street, appeared in protest.

DEPUTY CITY ATTORNEY BRYAN SCOTT spoke of age restrictions.

MARGO WHEELER, Planning and Development, clarified that this is a 326-unit project instead of 256 units.

DAVID GUERRA, Public Works, advised the applicant that they may need a Reversionary Map.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 13 [Z-0046-02], Item 14 [U-0114-02], and Item 15 [V-0072-02] for further discussion.

(6:56 – 7:54)

**1-1820**

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0046-02) to a C-1 (Limited Commercial) Zoning District, a Variance (V-0072-02) for lot coverage, and a Special Use Permit (U-0114-02) for Multi-Family approved by the City Council.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 16 – Z-0046-02(1)

**CONDITIONS:**

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along the Main Street and Bonanza Road frontages, and minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the east and north property lines.
6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 16 – Z-0046-02(1)

**CONDITIONS – Continued:**

10. Parking lot lighting standards shall extend no more than 10 feet in height from the parking garage floor and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Site development to comply with all applicable conditions of approval for Z-46-02 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested a thirty-day abeyance of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting. Staff met with the applicant and is continuing to work on design issues pertaining to the number of lots, access and open space.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. They sent a letter to staff requesting abeyance to the 11/7/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 17 – Z-0041-02

**MINUTES – Continued:**

MR. CLAPSADDLE reviewed his paperwork and indicated the applicant did request Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] be held until the 11/7/2002 meeting.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in opposition to holding these items in abeyance. This neighborhood is bordered by major streets. This will decrease property values.

CORHILL ACONA, 4859 Irene Avenue, objected to having these items held in abeyance.

COMMISSIONER TRUESDELL felt it would be worth the time to continue working with the applicant on resolving some of the issues. MR. CLAPSADDLE added that there has been discussion as to how the lots will be accessed, the number of lots, and various other issues. MARGO WHEELER, Planning and Development, said there is a substantial redesign that the applicant is working on.

CHAIRMAN GALATI wondered if there would be enough time if these items were only held to the 11/7/2002 meeting. The neighborhood is entitled to see the revised plan.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL made a motion for abeyance to the 11/21/2002 Planning Commission meeting to allow time for the redesign and meetings with the applicant, staff and neighbors.

NOTE: All discussion for Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] was held under Item 17 [Z-0041-02].

(6:28 – 6:37)

**1-748**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1031 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 10,725 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Harris Avenue, along the east side of the Marion Drive alignment (APN: 140-29-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUESDELL – ABEYANCE of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested a thirty-day abeyance of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. They sent a letter to staff requesting abeyance to the 11/7/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 18 – VAR-1031

**MINUTES – Continued:**

MR. CLAPSADDLE reviewed his paperwork and indicated the applicant did request Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] be held until the 11/7/2002 meeting.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in opposition to holding these items in abeyance.

CORHILL ACONA, 4859 Irene Avenue, objected to having these items held in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL made a motion for abeyance to the 11/21/2002 Planning Commission meeting to allow time for the redesign and meetings with the applicant, staff and neighbors.

NOTE: All discussion for Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] was held under Item 17 [Z-0041-02].

(6:28 – 6:37)

**1-748**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE – RENOTIFICATION - Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested a thirty-day abeyance of Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] to the 11/21/2002 Planning Commission meeting.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. They sent a letter to staff requesting abeyance to the 11/7/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 19 – Z-0041-02(1)

**MINUTES – Continued:**

MR. CLAPSADDLE reviewed his paperwork and indicated the applicant did request Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] be held until the 11/7/2002 meeting.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in opposition to holding these items in abeyance.

CORHILL ACONA, 4859 Irene Avenue, objected to having these items held in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL made a motion for abeyance to the 11/21/2002 Planning Commission meeting to allow time for the redesign and meetings with the applicant, staff and neighbors.

NOTE: All discussion for Item 17 [Z-0041-02], Item 18 [VAR-1031] and Item 19 [Z-0041-02(1)] was held under Item 17 [Z-0041-02].

(6:28 – 6:37)

**1-748**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as he is in a business transaction with one of the owners**

NOTE: COMMISSIONER TRUESDELL said he will be abstaining on these items when they are discussed because an agent in his office owns an adjoining parcel, but he would vote on an abeyance motion.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] be held in abeyance to the 11/21/2002 Planning Commission meeting for a redesign of the site plan. There were some issues raised in meeting with the applicant that they are continuing to work on.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 20 – Z-0071-02

**MINUTES – Continued:**

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. There may be a change in ownership of this property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] was held under Item 20 [Z-0071-02].

(6:37 – 6:39)

**1-1080**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:**      **ROBERT S. GENZER**      ☐ **CONSENT**      ☒ **DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0118-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as he is in a business transaction with one of the owners**

NOTE: COMMISSIONER TRUESDELL said he will be abstaining on these items when they are discussed because an agent in his office owns an adjoining parcel, but he would vote on an abeyance motion.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] be held in abeyance to the 11/21/2002 Planning Commission meeting for a redesign of the site plan.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 21 – U-0118-02

**MINUTES – Continued:**

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] was held under Item 20 [Z-0071-02].

(6:37 – 6:39)

**1-1080**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as he is in a business transaction with one of the owners**

NOTE: COMMISSIONER TRUESDELL said he will be abstaining on these items when they are discussed because an agent in his office owns an adjoining parcel, but he would vote on an abeyance motion.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested these items be held in abeyance to the 11/21/2002 Planning Commission meeting for a redesign of the site plan.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 22 – Z-0071-02(1)

**MINUTES – Continued:**

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] was held under Item 20 [Z-0071-02].

(6:37 – 6:39)

**1-1080**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1060 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as he is in a business transaction with one of the owners**

NOTE: COMMISSIONER TRUESDELL said he will be abstaining on these items when they are discussed because an agent in his office owns an adjoining parcel, but he would vote on an abeyance motion.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] be held in abeyance to the 11/21/2002 Planning Commission meeting for a redesign of the site plan.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 23 – SUP-1060

**MINUTES – Continued:**

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 20 [Z-0071-02], Item 21 [U-0118-02], Item 22 [Z-0071-02(1)] and Item 23 [SUP-1060] was held under Item 20 [Z-0071-02].

(6:37 – 6:39)

**1-1080**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the December 19, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE to the 12/19/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant would like to have this item held in abeyance to the 12/19/2002 Planning Commission meeting. They want to continue to look at the site and see if there are alternatives so there would not be a need for this Variance.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This Variance may become unnecessary when the plans are finalized. It is a half-built shopping center. He concurred with having this item held to the 12/19/2002 meeting.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 24 – V-0054-02

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(6:39 – 6:40)  
**1-1165**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - U-0106-02 - FREMONT PLACE, LIMITED LIABILITY COMPANY ON BEHALF OF RAY KOROGHLI - Request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUESEL – DENIED – Motion carried with EVANS, McSWAIN and QUINN voting NO**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this item was held from the 10/10/2002 Planning Commission meeting. The site is located two blocks north of Fremont Street, near Neonopolis and is within the City's Centennial Section of the Downtown Redevelopment Plan. Redevelopment efforts in this area are not limited to physical improvements, but also include efforts to evaluate existing and proposed uses. This does not preclude, prevent, detract from, or conflict with redevelopment. There are a number of outlets to purchase alcohol for off-premise consumption in this area of the city. Additional outlets may result in a negative impact to the area. Since this item has been held in abeyance, staff has been in contact with the applicant and they have indicated that the packaged liquor sales will be in the form of gift baskets and other boutique style of sales. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 25 – U-0106-02

**MINUTES – Continued:**

DAVE CROSBY represented the application and stated they have agreed to numerous restrictions. They will not sell any single cans of beer and hard liquor. A portion of the packaged liquor would be in the form of gift baskets; no sale of low-end wines.

ARNOLD STALK, 2725 South Jones Boulevard, appeared in order to represent the application. He thanked the Commission for moving this item forward on the agenda as he has a family medical emergency. This request will be located within The Royal Car Wash. He is a partner of The Royal Car Wash with Ray Koroghli. This is located at the southeast corner of Las Vegas Boulevard North and Stewart Avenue, across the street from City Hall. The car wash has been in operation for over ten years. It is a full service car wash with a convenience store and delicatessen. This Special Use Permit application is for the sale of gourmet wines, liquor and beer in gift baskets including cheeses and other items that would create a high quality product. They plan to cater to local business persons. Recent consumer surveys conducted by the applicant revealed that there are no retail stores in downtown Las Vegas that sell and/or deliver fine gourmet foods. In addition to fine wines, beer and liquor, other services will be offered, including a fine quality delicatessen, convenience store, custom car wash, high quality smoke and cigar humidor, custom shoeshine stand, laundry and dry cleaning service, gourmet coffees and pastries. The Royal Car Wash will not sell small containers of alcohol, including miniatures or pints, cheaper wines, individual beer containers, or any type of small containers of alcohol.

This site is located in the Las Vegas Priority Area for redevelopment and revitalization. Other projects in the immediate vicinity include the Las Vegas City Hall expansion, Neonopolis, Fremont Street hotel/casino resort district, City of Las Vegas newly-established entertainment district, and newly-developed judicial district. The Royal Car Wash invested over \$2 million in this business recently, which represents a substantial private sector investment in the redevelopment of downtown Las Vegas. There are no taxpayer funds in this project.

The following uses that serve and sell wine, beer and liquor in the immediate area are: Jillian's at Neonopolis, LaSalsa at Neonopolis, 7-Eleven convenience store, AM/PM convenience store, hotel/casinos on Fremont Street, and a newly-established entertainment district. Currently there are 30 employees at the car wash. This renovation will contribute tax increment funds for the



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 25 – U-0106-02

**MINUTES – Continued:**

downtown area and will add a high quality product and store to the downtown area. The gourmet nature will provide a need that is currently not offered in downtown. There is sufficient precedence surrounding the site regarding recently approved licenses and many more to come with the entertainment district and Neonopolis project.

No one appeared in opposition.

COMMISSIONER McSWAIN felt this is raising the bar and the owners have made a good investment.

COMMISSIONER TRUESDELL verified with MR. STALK that the 30 employees are just for the car wash. The brake depot is separate. The entire convenience store will be gutted. They have had many requests to sell this type of product. The majority of their customers are professionals.

COMMISSIONER GOYNES felt selling liquor at a car wash could create problems. He would be in favor of cigars, cheeses, etc., but not liquor.

CHAIRMAN GALATI asked the applicant if they would accept a condition to require that the package liquor could only be sold in a gift basket or some type of gourmet presentation. MR. STALK explained that even if a person purchases one bottle, it will be placed in a gift bag.

COMMISSIONER GOYNES asked if there will be coolers where beer is sold. MR. STALK answered that beer will be sold, but not individually.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:07 – 6:26)

**1-100**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0075-02 - CONCORDIA HOMES NEVADA, INC., ET AL** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential – Town Center) General Plan Designation] TO: T-C (Town Center) on 17.77 acres adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN: 125-20-301-001, 002, 004 and 005) PROPOSED USE: 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as a person that has a license with his firm owns property within the notice area**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this rezoning is consistent with the General Plan designation of ML-TC (Medium-Low Density Residential – Town Center) which allows a residential density of 5.6 to 8.0 units per acre. This development will be within the allowable density range and subject to the development standards of the Town Center Master Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 26 – Z-0075-02

**MINUTES – Continued:**

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 27 [Z-0075-02(1)] for further discussion.

(7:54 – 7:59)

**2-660**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Submit a Petition of Vacation to vacate those portions of the public street adjacent to the west boundary of parcel 125-20-301-003. If the Petition of Vacation is not approved this site shall be responsible for dedicating the west half of the street and constructing it accordingly.
3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Bath Road, 40 feet for Deer Springs Way, 40 feet for Campbell Road, a 25 foot radius on the northeast corner of Bath Road and Fort Apache Road, a 54 foot radius at the southeast corner of Fort Apache Road and Deer Springs Way, a 20 foot radius at the northwest corner of Bath Road and Campbell Road, and a 25 foot radius at the southwest corner of Campbell Road and Deer Springs Way.
4. Construct half-street improvements including appropriate overpaving, if legally able on Fort Apache Road, Deer Springs Way, Campbell Road, and Bath Road adjacent to this site concurrent with development of this site. All roadways shall be constructed to meet applicable Town Center Standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 26 – Z-0075-02

**CONDITIONS – Continued:**

5. Extend public sanitary sewer to southern boundary in Campbell Road and to the western boundary of this site in Bath Road along an alignment and to a depth and location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 26 – Z-0075-02

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0075-02(1) - CONCORDIA HOMES NEVADA INC, ET AL** - Request for a Site Development Plan Review FOR A 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.77 acres adjacent to the southeast corner of Deer Springs Way and Fort Apache Road (APN: 125-20-301-001, 002, 004, and 005), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED** subject to conditions with Condition 11 deleted and the first sentence in Condition 13 amended to state: A Homeowner's Association *or other organization* shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development - **UNANIMOUS** with **TRUEDELL** abstaining as a person that has a license with his firm owns property within the notice area

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

**CHAIRMAN GALATI** declared the Public Hearing open.

**EDDIE DICHTER**, Planning and Development, stated that this site plan shows an effective layout of 138 single-family residential lots with a gross density of 6.79 units per acre. This development will be accessed from Deer Springs Way, Campbell Road and Bath Drive. The lots

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 27 – Z-0075-02(1)

**MINUTES – Continued:**

are approximately 3,500 square feet in area and accessed from 37-foot wide public streets. The landscaping meets the requirements of the single family Town Center development standards. Two open space pods are located on the site. Staff recommended approval subject to the conditions.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. In regard to Condition 11, the site plan on file is the current site plan so they should not have to submit a new one. In regard to Condition 13, he requested *and/or other maintenance association* after Homeowner's Association.

DAVID GUERRA, Public Works, stated that Condition 11 should be deleted because a site plan has already been submitted. Condition 13 should be amended to read: A Homeowner's Association *or other organization* shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 26 [Z-0075-02] for further discussion.

(7:54 – 7:59)

2-660

**CONDITIONS:**

Planning and Development

1. The City Council shall approve a Rezoning (Z-0075-02) to T-C (Town Center).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for this development shall be:

Front (to House)	15	Feet
Front (to Garage) Maximum	5	Feet
Side	20	Feet
Corner Side	10	Feet
Rear	10	Feet

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 27 – Z-0075-02(1)

**CONDITIONS – Continued:**

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. The applicant shall construct a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages, where applicable. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. The submitted site plan for this site shall be revised to be in conformance with either public or private street standards and a revised site plan reflecting these changes shall be submitted for approval by staff prior to the submittal of a Tentative Map for this site.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 27 – Z-0075-02(1)

**CONDITIONS – Continued:**

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
15. Site development to comply with all applicable conditions of approval for Z-75-02 and any other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - A-0038-02 - CITY OF LAS VEGAS** - Petition to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres (APN: Multiple), Ward 2 (Boggs-McDonald), Ward 4 (Brown), Ward 5 (Weekly), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED - UNANIMOUS**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

SEAN ROBERTSON, Planning and Development, said this annexation is being done under the provisions of NRS 268.597 which states that a City may annex territory that as of 1/1/2001 was undeveloped and contiguous to the boundaries of the annexing city by 75% of its external boundaries. The intent of the law is to reduce to the greatest extent possible land that exists as county islands within the city boundary. There have been many occasions where persons come to the city for sewer service and find out they need to annex first, which makes them several months behind schedule. Conversely there have been many occasions where land use approvals have been granted on property that affects city property that ultimately the city will be servicing,

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 28 – A-0038-02

**MINUTES – Continued:**

but the city did not have any input into those land use decisions. Code enforcement becomes problematic with the inconsistent jurisdictional boundaries. This annexation is an attempt to address those issues. Each parcel that is proposed for annexation would have to apply for annexation in order to receive city sewer. The benefit of annexing those parcels at this time is to insure that the city has input into the land use decisions. Also potential benefit for the property owners would be that it would speed up any potential development process. Annexations take several months to complete. The City Council cannot hear rezonings or General Plan requests until the annexation is completed. This annexation is in accordance with an Interlocal Agreement between the City and County.

TOM McGOWAN, resident of Las Vegas, asked which parcels are the largest and where they are they located.

MEL COSKEY, 5745 North Rainbow Boulevard, appeared in protest. His property backs up to the property involved in this annexation. When this property is developed, it could interfere with his horse property.

DEBORAH LANE, 5745 North Rainbow Boulevard, appeared in protest. They have had problems with a construction company that took their rocks and then they finally had the construction company replace them. They are fearful that eventually they will have to move when this property that is being annexed is developed.

CHAIRMAN GALATI did not feel that the use of any properties in the area would be jeopardized when the subject property is developed. CHRIS KNIGHT, Planning and Development, added that when the City annexes property into the City, the County zoning is evaluated and the City applies a compatible City zoning, plus the use is grandfathered in if it is not conforming.

MICHELLE WARE, 8590 West Regena Avenue, appeared in protest. She lives in a four-parcel cul-de-sac. Two of the half-acre parcels are undeveloped and two have houses on them. She is in a County island. The annexation calls for two of the parcels to be annexed and the other two to remain in the County. She was concerned as to how that is going to affect her cul-de-sac.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 28 – A-0038-02

**MINUTES – Continued:**

MR. KNIGHT responded that the CC&R's will not be affected as they are private conditions and restrictions. There are many circumstances in the city where single parcels are annexed into the City because they are vacant or someone has asked to annex into the city in order build a house and obtain city sewer. The only difference will be that when a building permit is obtained to build a house on the vacant lots in the cul-de-sac they will go to the City of Las Vegas with their building permit and site plan rather than from Clark County.

MS. WARE added that one of the parcels in her cul-de-sac has a community well on it, which is owned by a commercial developer. If that parcel is developed commercially she wondered what protections she has. MR. KNIGHT said that if the commercial developer wants to develop within Town Center they would annex voluntarily and come forward to the City for that approval. The City Council has been sensitive to the design of the commercial uses in Town Center to create buffers to existing residential. MS. WARE requested that the two vacant pieces in her cul-de-sac be excluded from this annexation.

COMMISSIONER TRUESDELL felt this is an important step for the City so they can provide the right services for the residents in that area. When the zoning and site plans come into the City, they will be seen up front rather than come by way of the County. MR. KNIGHT noted that once the seamless land use plan is adopted via the Interlocal Agreement, then the County can rezone property as it sees fit. It is anticipated that that seamless plan will be approved around January of 2003. The County's rezoning may not necessarily obligate them to the Town Center development standards. Many projects have come forward in the County and have agreed to follow the Town Center standards.

MS. WARE commented that she plans to put her house up for sale. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the owners of the two vacant parcels will have to come forward with an opposition to this annexation. MS. WARE said she owns one of the vacant parcels.

COMMISSIONER McSWAIN thought this overall annexation is a good idea.

COMMISSIONER TRUESDELL felt this annexation is good planning.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:59 – 8:25)

**2-820**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0033-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] held to the 11/21/2002 Planning Commission meeting. There are other applications pertaining to this project so it would be advantageous to hear all the items at the same time.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 29 – GPA-0033-02

**MINUTES – Continued:**

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. She concurred with having these items held in abeyance to the 11/21/2002 meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] was held under Item 29 [GPA-0033-02].

(6:40 - 6:41)

**1-1229**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0079-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] held to the 11/21/2002 Planning Commission meeting. There are other applications pertaining to this project so it would be advantageous to hear all the items at the same time.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. She concurred with having these items held in abeyance to the 11/21/2002 meeting.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 30 – Z-0079-02

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] was held under Item 29 [GPA-0033-02].

(6:40 - 6:41)

**1-1229**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1020 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and for a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 15,000 SQUARE FOOT OFFICE BUILDING AND A 67,210 SQUARE FOOT MINI STORAGE DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUESEL – ABEYANCE of Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] held to the 11/21/2002 Planning Commission meeting. There are other applications pertaining to this project so it would be advantageous to hear all these items at the same time.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 31 – SDR-1020

**MINUTES – Continued:**

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. She concurred with having these items held in abeyance to the 11/21/2002 meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [GPA-0033-02], Item 30 [Z-0079-02] and Item 31 [SDR-1020] was held under Item 29 [GPA-0033-02].

(6:40 - 6:41)

**1-1229**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0034-02 - CITY OF LAS VEGAS** - Request to amend Map No. 2 of the Transportation Trails Element of the Master Plan and Map No. 2 of the Recreation Trails Element of the Master Plan to bring the Elements into compliance with the Interlocal Agreement seamless trails plan, Ward 4 (Brown), Ward 5 (Weekly), and Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**EVANS – APPROVED - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated that on 1/2/2002 the City and County entered into an Interlocal Agreement to establish a joint position on corporate boundaries, planning, public facilities, and other provisions for the Centennial Hills Sector. Part of that agreement requires that the two agencies establish a joint trails plan. The City adopted its own trails plan for transportation trails and recreation trails on 1/16/2002 and the County adopted its trails plan for the Centennial Hills Sector on 5/7/2002. The challenge posed by the Interlocal Agreement is for the two agencies to develop a trails plan that combines each agencies trail plan. With several meetings amongst the City and County, a plan was prepared that the representatives agreed to.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 32 – GPA-0034-02

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. This is good for the Centennial Hills, but a plan is needed for the entire valley.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:25 – 8:29)

**2-1810**

**MEETING RECESSED FROM 8:29 P.M. TO 8:50 P.M.**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0035-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**76**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**29**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Petition In Approval
5. Petition In Opposition

**MOTION:**

**NIGRO – ABEYANCE of Item 33 [GPA-0035-02] and Item 34 [Z-0081-02] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

SEAN ROBERTSON, Planning and Development, stated this is a vacant 34.43-acre site located on the northwest corner of Craig Road and Jones Boulevard. The applicant has requested this site be designated as SC (Service Commercial). This will not be compatible with adjacent single-family residences. In the northwest there is a policy that new commercial development is to be located in Town Center. Additionally, since there is approximately 50 acres designated as SC (Service Commercial) and yet to be developed to the south, staff feels it would be premature to designate additional land as commercial. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 33 – GPA-0035-02

**MINUTES – Continued:**

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the developer. He accepted staff's conditions. The property on the west is Master Planned SC (Service Commercial) and developed commercially. The property on the east is Master Planned SC (Service Commercial). All the property on the south is Master Planned SC (Service Commercial). This property is at the corner of two major thoroughfares. Most of this site is not desirable for residential development. Service Commercial would match more appropriately. The residents are entitled to be protected from any commercial on the property. The developer has proposed a 20-foot landscape buffer with mature trees, but more landscaping can be done. They will file a site plan when they find out about the buffering. A home improvement store will be the anchor. It has not been determined as to how the balance of the center will be developed.

MARVIN MILLER, 6109 Burnt Hills Drive, appeared in protest. His lot will be affected by this development. The developer wishes to rezone a parcel of land already zoned for single-family dwellings. There are ample vacant properties in the area zoned for commercial.

MARY PACE, High Country Estates, 6104 Wadsworth Court, appeared in protest. She wants the existing zoning to remain. There are many available pieces of land for commercial. Some of the businesses have closed, were never developed, or have vacancies. This request is unnecessary.

FRANCISCO MONROIG, 6113 Burnt Hills Drive, appeared in protest. He was told that if this is not approved there could be multi-level apartments on this property.

JEANNE and JAMES HARTMAN, High Country Estates, 6221 Burnt Hills Drive, appeared in protest. Quality of life should be taken into consideration. This community would be better served with professional, medical, legal offices, parks or open space. They submitted a petition in opposition. Large trucks would probably travel on the edge of this parcel adjacent to homes. There will be odors and noise from this center. They were concerned there could be vacancies in this shopping center. Change should bring improvement to a community.

TODD LEHMANN, 6224 Burnt Hills Drive, appeared in protest. He was concerned about noise, property values, and crime. The zoning should remain R-E (Residence Estates).

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 33 – GPA-0035-02

**MINUTES – Continued:**

TIFFANY BRUNSON, 6220 Burnt Hills Drive, appeared in protest. She moved to this neighborhood because it was safe and quiet.

JULIE LEHMANN, 6224 Burnt Hills Drive, appeared in protest. This is an out-of-state developer.

SANDRA HARRIS, 6217 Burnt Hills Drive, appeared in protest. She concurred with the previous speakers.

HAROLD MATTHEWS, 6112 Burnt Hills Drive, appeared in protest.

WILLIAM PACE, 6104 Wadsworth Court, appeared in protest. He agreed with his neighbors.

GREG BORGEL appeared in rebuttal. The objections of the neighbors are addressed in a Site Development Plan Review to insure that nothing offensive will be built next to their property line. The overwhelming majority of this parcel is appropriate for commercial development. The northern portion of the property is sensitive. The only building that is essential to the center is a large building, which will serve as the anchor and does not abut any houses. They visited the neighbors to explain the project. If this property were developed with two-story homes it would intrude into the adjacent residents' properties.

COMMISSIONER McSWAIN questioned the zoning across the street. MR. BORGEL said the south side of Craig Road is SC (Service Commercial). The zoning is half C-2 (General Commercial) and half R-E (Residence Estates). MR. KNIGHT added that there is C-2 (General Commercial) zoning and SC (Service Commercial) to the south. The C-2 (General Commercial) is not a permitted zoning in the SC (Service Commercial) land use classification.

COMMISSIONER McSWAIN said she would be willing to support O (Office) on the north end and C-1 (Limited Commercial) on the south end.

CHAIRMAN GALATI felt SC (Service Commercial) on Craig Road is appropriate.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 33 – GPA-0035-02

**MINUTES – Continued:**

COMMISSIONER TRUESDELL thought the frontage on Craig Road, Jones Boulevard and proximity to the Smith's shopping center does not make this property appropriate for single family residential.

COMMISSIONER NIGRO felt that 34 acres of C-1 (Limited Commercial) is not appropriate for this site, but a portion could be C-1 (Limited Commercial) and benefit the neighborhood. Perhaps a rezoning could be combined with a Site Plan Review for a portion of the property that would have a home improvement store on it. MR. BORGEL responded that they would be willing to do a Site Development Plan Review, but would need some guidance. They could return with an alternative on the back 350 feet.

COMMISSIONER TRUESDELL did not feel comfortable requesting the developer to submit finished plans when the residential component may not be acceptable. He felt this proposal should be held for thirty days.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 34 [Z-0081-02] for further discussion.

(8:50 – 9:48)

**2-1962**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0081-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**76**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**29**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE of Item 33 [GPA-0035-02] and Item 34 [Z-0081-02] to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff reviewed the lot sizes abutting this site and found they range in size from 6,000 square feet to 15,000 square feet. Commercial uses in Centennial Hills should go to Town Center. Staff recommended denial.

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the developer. He accepted staff's conditions.

MARVIN MILLER, 6109 Burnt Hills Drive, appeared in protest.

MARY PACE, High Country Estates, 6104 Wadsworth Court, appeared in protest.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 34 – Z-0081-02

**MINUTES – Continued:**

FRANCISCO MONROIG, 6113 Burnt Hills Drive, appeared in protest.

JEANNE and JAMES HARTMAN, High Country Estates, 6221 Burnt Hills Drive, appeared in protest.

TODD LEHMANN, 6224 Burnt Hills Drive, appeared in protest.

TIFFANY BRUNSON, 6220 Burnt Hills Drive, appeared in protest.

JULIE LEHMANN, 6224 Burnt Hills Drive, appeared in protest.

SANDRA HARRIS, 6217 Burnt Hills Drive, appeared in protest.

HAROLD MATTHEWS, 6112 Burnt Hills Drive, appeared in protest.

WILLIAM PACE, 6104 Wadsworth Court, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 33 [GPA-0035-02] for further discussion.

(8:50 – 9:48)

**2-1962**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0037-02 - SPKQL8R, LIMITED LIABILITY COMPANY ON BEHALF OF GREG BECKER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L-TC (Low Density Residential - Town Center) TO: ML-TC (Medium-Low Density Residential - Town Center) on 5.0 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her firm is under contract with the Becker’s on another project**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI recalled Item 35 (GPA-0037-02) and Item 36 (Z-0082-02) after Item 61 (U-0125-02) and declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated this is a request to amend the Centennial Hills Sector Plan to allow an increase in development on the property located at the southwest corner of Fort Apache Road and Deer Springs Way. It is a parcel about five acres in size. The specific amendment is to change the existing classification of the property from L-TC (Low Density Residential – Town Center) to ML-TC (Medium-Low Density Residential – Town Center). When the Centennial Hills Sector Plan was adopted, the protection of rural areas was an important consideration. A gradual decrease in the density of residential development to low-density rural development was a method conceived to protect those rural uses. This application

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 35 – GPA-0037-02

**MINUTES – Continued:**

contradicts that land use strategy by creating a more abrupt change in the land uses with world development. Fort Apache Road is the dividing line between low density and higher density residential development. If changes in land use classification occur west of Fort Apache Road, that could lead to other precedential decisions. Staff recommended denial.

JAMES VELTMAN, Veltman Design Group, 2921 North Tenaya Way, #335, appeared in order to represent the applicant. The applicant wants a General Plan Amendment because this would be a buffer to the freeway. The difference in terms of density is six to the acre versus up to 5.5 to the acre. North of this area is an ML and M buffer going toward the north. The ML area buffers up in density on the east and buffers to M on the south.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He asked where the open space is located. These amendments in Town Center will create a disaster.

LINDA FIONDA, 9390 West Helena, appeared in protest. A lot of effort has been put into the Town Center Plan. Residents in the rural area gave up land for Low Density and Medium Density housing. General Plan Amendments will set a precedent.

COMMISSIONER TRUESDELL felt the freeway is a significant buffer.

MR. VELTMAN responded that they have used the philosophy of stepping down or stepping up.

CHRIS KNIGHT, Deputy Director, Planning and Development, noted that the maximum density in the L (Low Density Residential) is 5.5 units per acre. To go from 5.5 units to six units they would need this General Plan Amendment. The rezoning just pulls this land into Town Center.

COMMISSIONER NIGRO was concerned that this General Plan Amendment will set a precedent.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 36 (Z-0082-02) for further discussion.

(9:50 – 10:04)

**3-870**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0082-02 - SPKQL8R, LIMITED LIABILITY COMPANY ON BEHALF OF GREG BECKER** - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) on 5.0 acres adjacent to the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-008), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions - UNANIMOUS with McSWAIN abstaining as her firm is under contract with the Becker's on another project**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this rezoning is appropriate. Staff recommended approval subject to the conditions.

JAMES VELTMAN, Veltman Design Group, 2920 North Tenaya Way, #335, appeared in order to represent the applicant.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 36 – Z-0082-02

**MINUTES – Continued:**

LINDA FIONDA, 9390 West Helena, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 35 (GPA-0037-02) for further discussion.

(9:50 – 10:04)

**3-870**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to all Town Center Development Standards.

Public Works

3. Dedicate 40 feet of right of way adjacent to this site for Deer Springs Way, 40 feet for Bath Drive, 50 feet for Fort Apache Road, a 54-foot radius on the southwest corner of Fort Apache Road and Deer Springs Way and a 54-foot radius on the northwest corner of Fort Apache Road and Bath Drive.
4. Construct half-street improvements, including appropriate overpaving, if legally able, on Deer Springs Way, Fort Apache Road, and Bath Drive adjacent to this site concurrent with development of this site. Fort Apache Road, Deer Springs Way, Bath Drive, and all interior streets shall be built to meet appropriate Town Center Roadway Standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 36 – Z-0082-02

**CONDITIONS – Continued:**

5. If not already constructed at time of development of this site, extend oversized public sanitary sewer in Deer Springs Way to the west edge of this site to a location and at a depth acceptable to the City Engineer, and extend public sanitary sewer in Fort Apache Road to the south edge of this site at a depth and to a location acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 36 – Z-0082-02

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0038-02 - SPARTAN PROPERTIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF DELTA REALTY & INVESTMENTS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: ML-TC (Medium Low Residential) and UC-TC (Urban Center Mixed-Use) TO: GC-TC (General Commercial) on 15.0 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-006, 007, 008 and 009), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED with application amended to (5) five acres of UC-TC – UNANIMOUS with TRUESDELL abstaining as a property owner in the notification area is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated this application is to amend the Town Center Plan for property located at the southwest corner of Elkhorn Road and El Capitan Way. The amendment would change the existing ML-TC (Medium Low Residential) and UC-TC (Urban Center Mixed-Use) to GC-TC (General Commercial). According to the Town Center Plan, all General Commercial designations are established south of the Beltway. This proposal is considered spot zoning. It is also contrary to the Mixed-Use Pedestrian Friendly Live/Work/Play environment that the northwest quadrant of Town Center is envisioned to be. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 37 – GPA-0038-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with GREG BORGEL, 300 South 4<sup>th</sup> Street, to represent two separate property owners for one commercial development. ATTORNEY GRONAUER said this property is located in Town Center. It is on the southwest corner of Elkhorn Road and El Capitan Way, which are major arterial streets. Ten of the acres are Master Planned for UC-TC (Urban Center Mixed-Use) and the additional five acres is Master Planned for M (Medium Density). Originally there was an application for GC (General Commercial). After reviewing that proposal, it was determined that UC-TC could be put on the 15 acres. Therefore, this application should be amended to only the five acres on the property for UC-TC. A commercial development of 15 acres is easier to develop than a ten-acre site.

COMMISSIONER EVANS asked why staff recommended denial on this General Plan Amendment. ATTORNEY GRONAUER answered that the denial recommendation is due to the GC-TC (General Commercial) request. After reviewing the application, it was determined that all the uses can be done in the UC-TC area. To the south of this property there are five acres in the UC-TC area. CHRIS KNIGHT, Deputy Director, Planning and Development, added that staff's position is that GC-TC is inappropriate and premature in this area.

LINDA FIONDA, 9390 West Helena Avenue, appeared in protest. She always hears that there should be more rooftops in Town Center and now this applicant wants to take away the rooftops to put in commercial. This request is premature.

ATTORNEY GRONAUER noted that this will be one of the busiest intersections in Town Center. This is good planning to put together a quality shopping center.

COMMISSIONER McSWAIN asked if staff envisioned grocery stores to run along the Elkhorn Road/Durango Drive area when the concept of Town Center was being evaluated. MR. KNIGHT responded that it was envisioned that there would be a Service Commercial district that would have services to meet the needs of the residents in Town Center and periphery. However, grocery stores were not part of the original vision.

COMMISSIONER McSWAIN felt it would be a better project if there were more space. A similar request was approved by the City Council along this corridor.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 37 – GPA-0038-02

**MINUTES – Continued:**

GREG BORGEL noted that 15 acres is typical for a grocery store anchored center to have enough parking, setbacks, etc. The new rooftops will want to know where the commercial will be located.

COMMISSIONER NIGRO felt 10-acre grocery store sites are tight and have parking problems. It appears this is a good site for a grocery store. Loosening up the sight will be helpful as far as traffic is concerned.

COMMISSIONER EVANS wondered why there is a Town Center Plan when it is continually being changed.

CHAIRMAN GALATI responded that the UC-TC zone was never anticipated for this type of retail, but higher density office, mixed use, retail, and residential. Plans have to be flexible due to the market.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 38 [Z-0084-02], Item 39 [Z-0085-02] and Item 40 [U-0129-02] for further discussion.

(10:04 – 10:34)

**3-1370**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0084-02 - SPARTAN PROPERTIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF DELTA REALTY AND INVESTMENTS -**  
Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation  
TO: TC (Town Center) on 10.00 acres adjacent to the south side of Elkhorn Road, approximately  
330 feet west of El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-  
006 and 007), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as a property owner in the notification area is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this rezoning request is for the west ten acres of the site and Z-0085-02 is for the east five acres of the site. The Special Use Permit for the tavern is in the east five acres of the site. The reason for the split zoning applications is because there are different owners on the property. The zonings bring this property into Town Center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 38 – Z-0084-02

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(10:04 – 10:34)  
**3-1370**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to all Town Center Development Standards.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road prior to the issuance of any permits. Additional public street dedication for dual left turn lanes and free right turn lanes, in accordance with Standard Drawing #201.1, shall also be dedicated unless specifically noted as not required in the approved Traffic Impact Analysis.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also, provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
5. If not already constructed at the time of development, extend oversized public sewer in Elkhorn Road to the western edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 38 – Z-0084-02

**CONDITIONS – Continued:**

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. Provide a copy to the City of a recorded perpetual common access and parking agreement or other proof of common access rights between parcels 125-20-101-006, 125-20-101-007, 125-20-101-008, and 125-20-101-009 for the overall commercial area prior to the issuance of permits for this site.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 38 – Z-0084-02

**CONDITIONS – Continued:**

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0085-02 - DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY ON BEHALF OF FEHRMAN, FERRARRO & ASSOCIATES - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) on 5.00 acres adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-008 and 009), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as a property owner in the notification area is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this rezoning request is for the west ten acres of the site and Z-0085-02 is for the east five acres of the site. The Special Use Permit for the tavern is in the east five acres of the site. The reason for the split zoning applications is because there are different owners on the property. The zonings bring this property into Town Center. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 39 – Z-0085-02

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 40 [U-0129-02] for further discussion.

(10:04 – 10:34)

**3-1370**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to all Town Center Development Standards.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 60 feet for Durango Drive (AKA El Capitan Way), and a 54-foot radius on the southwest corner of Elkhorn Road and Durango Drive prior to the issuance of any permits. Additional public street dedication for dual left turn lanes and free right turn lanes, in accordance with Standard Drawing #201.1, shall also be dedicated unless specifically noted as not required in the approved Traffic Impact Analysis.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Elkhorn Road and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also, provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
5. If not already constructed at the time of development of this site, extend oversized public sewer in Elkhorn Road to the western edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 39 – Z-0085-02

**CONDITIONS – Continued:**

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 39 – Z-0085-02

**CONDITIONS – Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0129-02 - DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY ON BEHALF OF FEHRMAN, FERRARRO & ASSOCIATES - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the southwest corner of Elkhorn Road and El Capitan Way (PROPOSED Durango Drive Alignment) (APN: 125-20-101-008 and 009), U (Undeveloped) [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as a property owner in the notification area is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Special Use Permit for a tavern is in the east five acres of the site. A tavern is in the range of uses in Town Center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 40 – U-0129-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with GREG BORGEL, 300 South 4<sup>th</sup> Street, to represent the two property owners. The tavern will be closest to the El Capitan Way right-of-way. They will be coming back with a Development Agreement and a Site Development Plan Review to show exactly where the tavern and the other uses will be located on the property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 39 [Z-0085-02] for further discussion.

(10:04 – 10:34)

**3-1370**

**CONDITIONS**

Planning and Development

1. Conformance to all Minimum Requirements of the Town Center Development Standards Manual for Pubs, Bars & Lounges (Taverns, etc.) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0085-02).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 11/21/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as Focus Group is a client of his firm**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has asked for an abeyance until the 11/21/2002 Planning Commission meeting in order to address issues prior to moving forward with this request.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent Richmond American Homes and Focus Commercial Group. This is interwoven with other applications in Town Center and the northwest. Therefore, they would like to put all the applications together and address staff's concerns, as well as other issues.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 41 – GPA-0039-02

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(6:46 – 6:47)  
**1-1410**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0040-02 - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES** - Request to amend a portion of Map No. 8 of the Transportation Trails Element of the General Plan TO CHANGE THE ALIGNMENT OF A PROPOSED MULTI-USE TRAIL generally located south of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 008 and 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**EVANS – APPROVED – UNANIMOUS with TRUESEDELL abstaining as the applicant is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated this General Plan Amendment is a request by the applicant to amend the Transportation Trails Element to change the alignment of a trail within the Lone Mountain West area. The present trail alignment is in the Transportation Trails Element and the Lone Mountain West Development Plan. It would cross the applicant's property in a way that is not conducive to its development. Therefore, the applicant is proposing



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 42 – GPA-0040-02

**MINUTES – Continued:**

to extend the trail southerly within a power corridor to the south side of his property and then extend the trail east to a proposed Beltway trail at the east end of the property. The altered alignment would not affect the functionality of the trail. Staff recommended approval.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with CALVIN CHAMPLIN in order to represent Richmond American Homes and Southwest Desert Equities. The first two items involve a trail. It will be aligned between the residential and commercial.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was not in favor of changing any trails in this area. The bar is supposed to be raised.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 43 [Z-0024-99(4)], Item 44 [Z-0073-02] and Item 45 [Z-0073-02(1) for further discussion.

(10:34 – 11:02)

**3-2660**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0024-99(48) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Major Modification to the Lone Mountain West Master Plan TO REALIGN A PORTION OF THE MULTI USE TRAIL generally located south of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 008 and 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to the condition – UNANIMOUS with TRUESDELL abstaining as the applicant is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this application is to amend the Lone Mountain West Master Plan by eliminating a portion of the trail alignment that runs between Novat Street and the Beltway. The applicant is also proposing to extend the trail along the east side of Novat Street southerly approximately 660 feet to the Buckskin Avenue alignment. The trail will then run along Buckskin Avenue alignment and Novat Street to the Beltway. The trail will still serve its purpose of connecting the Beltway with the power line easement trail in Lone Mountain West. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 43 – Z-0024-99(48)

**MINUTES – Continued:**

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with CALVIN CHAMPLIN in order to represent Richmond American Homes and Southwest Desert Equities.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 42 [GPA-0040-02], Item 44 [Z-0073-02] and Item 45 [Z-0073-02(1) for further discussion.

(10:34 – 11:02)

**3-2660**

**CONDITIONS:**

Planning and Development

1. Figure # 7 of the Lone Mountain West Master Plan shall be amended to reflect the following changes:
  - Eliminate the trail alignment that runs between Novat Street and the Beltway that is approximately 660 feet south of Gowan Road.
  - Extend the trail alignment along the east side of Novat Street southerly approximately 660 feet to the Buckskin Avenue Alignment.
  - Add the trail alignment adjacent to the Buckskin Avenue Alignment from Novat Street to the Beltway.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0073-02 - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) of approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the applicant is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this site has a General Plan designation of PCD (Planned Community Development). The proposed rezoning is compatible with the General Plan designation. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 44 – Z-0073-02

**MINUTES – Continued:**

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with CALVIN CHAMPLIN in order to represent Richmond American Homes and Southwest Desert Equities. PD conforms to the Lone Mountain West Master Plan. He concurred with staff's conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 42 [GPA-0040-02], Item 43 [Z-0024-99(4)], and Item 45 [Z-0073-02(1) for further discussion.

(10:34 – 11:02)  
**3-2660**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation for the right-of-way adjacent to the north and west portion of Assessor Parcel Number APN #137-12-301-013, with the exception of the west 7.7 feet (approximately) along Novat Street (Siegfried and Roy Parkway) for a total anticipated full street width of 80 feet. Also, submit a Petition of Vacation to vacate the BLM Right-of-Way Grants for Roadway and Landscaping purposes along Delhi Road and Novat Street. Such Vacation Applications shall record prior to the recordation of a Final Map overlying the areas to be vacated.
4. Provide proof of ownership for that portion of APN 137-12-301-008 prior to the recordation of a Final Map for this site. Coordinate with the City Surveyor to determine the appropriate method to subdivide the proposed development from the Beltway portion of the parcel; comply with the recommendations of the City Surveyor prior to the recordation of a Final Map for this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 44 – Z-0073-02

**CONDITIONS – Continued:**

5. Dedicate 30 feet of right-of-way adjacent to this site for Gowan Road and appropriate right-of-way (approximately 7.7 feet) for a total street width of 80 feet for those portions of Novat Street not previously dedicated. Dedicate the appropriate right-of-way for a total radius of 25 feet on the southeast corner of Gowan Road and Novat Street.
6. Construct half-street improvements including appropriate overpaving, if legally able on Gowan Road and Novat Street, including any required improvements to protect the existing power poles located within the Novat Street alignment, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
7. Provide a public sewer stub at the southeast corner of this site for the proposed adjacent commercial site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 44 – Z-0073-02

**CONDITIONS – Continued:**

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for the Lone Mountain West Master Plan, Z-0024-99 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**PUBLIC HEARING - Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**EVANS – ABEYANCE to the 11/7/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as the applicant is a client of his firm**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this site plan depicts 261 single-family lots that front on 39-foot wide private streets and 25-foot wide private drives. There will be eight houses located off most of the private drives. The floor plans indicate that only a one-car garage is provided for each residence. The applicant is proposing setbacks of 18 feet in the front to the garage, 10 feet to the front of the house, 3.5 feet on the sides, 7.5 feet on the corner sides and six



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 45 – Z-0073-02(1)

**MINUTES – Continued:**

feet in the rear yard areas. The total separation between two residences will only be seven feet on the sides and 12 feet between the rears. The setbacks are unusually small for the site and inconsistent with other development in the area. Some of the fronts of the houses face the back of the walls on other houses. They revised the plan to change the front of the houses facing block walls and increased the size of the open space area. Staff is still concerned about the small lot sizes and setbacks. The plans show side entry into the house. Staff recommended denial.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with CALVIN CHAMPLIN in order to represent Richmond American Homes and Southwest Desert Equities. The plan has been revised. Some of the lots have been flipped making more open space between the homes. He concurred with staff's conditions.

COMMISSIONER EVANS asked staff if they have reviewed the revised site plan. MR. DICHTER responded that staff has reviewed the plan, but have not done a complete review. DAVID CLAPSADDLE, Planning and Development, added that staff compared this application to the subdivision on the northwest side of this site, which has the same zoning. That subdivision has the standard setbacks. The houses are no longer facing the walls. There is a consolidated open space. The trail is in conformance with the trail system. The subject application is for small houses on small lots. That is creating a canyon effect. That makes the perception of the density higher than what it really is. The driveways are in substandard cul-de-sacs. Staff would be willing to work with the applicant.

ATTORNEY FIORENTINO noted that there are 25 units to the acre across the street and commercial on both sides.

COMMISSIONER McSWAIN asked the width of the streets, if there are sidewalks and enough parking. ATTORNEY FIORENTINO responded that the feeder streets are 39 feet wide and 25 feet wide to the houses, which is within the standard that has been approved on other projects. Parking is allowed in the driveways.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 45 – Z-0073-02(1)

**MINUTES – Continued:**

CHAIRMAN GALATI felt this is not a density issue, but a layout issue. He felt this item should be held to create more of a variety in the site plan.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 42 [GPA-0040-02], Item 43 [Z-0024-99(4)], and Item 44 [Z-0073-02] for further discussion.

(10:34 – 11:02)

**3-2660**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-0041-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP -**  
 Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN – APPROVED – UNANIMOUS with GALATI abstaining as this involves Trophy Homes, which is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

SEAN ROBERTSON, Planning and Development, stated this request is for a 13-acre site on the southwest corner of Buffalo Drive and Lone Mountain Road to be amended from DR (Desert Rural Density Residential) to R (Rural Density Residential). A portion of the southern half of the property is within the buffer area of the Residential Preservation neighborhood. However, the overall density is not proposed to exceed three units per acre. Additionally, because the site is situated between an existing development with similar density and a school, the R (Rural Density Residential) designation is appropriate. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 46 – GPA-0041-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Trophy Homes. This property is located on the southwest corner of Buffalo Drive and Lone Mountain Road. They are 100-foot wide right-of-way streets. The property consists of approximately 15 acres. The R designation would allow up to 3.5 units per acre. In addition, they are not seeking any Variances. The zone change is for an R-PD3, which allows 3.49 units per acre. However, this proposal is at a density of 2.67 units to the acre. To the east is R-PD3 as well as a school, and north is a trailer court park. The homes will be single story. The floor plans will consist of approximately 3,300 square feet. There are similar projects in Southern Highlands and at Sahara and Buffalo.

MICHAEL STEVENS, Lone Mountain CAC, appeared in protest. He objected to amending the Lone Mountain Centennial Hills draft that is being completed from 2.5 to 3.5 houses per acre. The buffer zones should remain at 2.5 units per acre. This involves the entire neighborhood, not just this one project.

LINDA FIONDA, 9390 West Helena Avenue, appeared in protest. Anything west of Buffalo Drive sets a precedent for infill properties in that area. In the smaller parcels there is a lot of open space. She would prefer the open space be eliminated and the extra square footage added to each lot so there would be more area between the houses.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 47 [Z-0086-02], Item 48 [VAC-0075-02] and Item 49 [Z-0086-02(1) for further discussion.

(10:34 – 11:02)

**3-2660**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0086-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP -**  
Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation)] [PROPOSED R (Rural Density Residential)] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as this involves Trophy Homes, which is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this is in a Rural Preservation Neighborhood. That requires a density of no more than three units per acre. The request to R-PD3 is compatible with residential development in the area. There is R-PD3 to the east of this site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 47 – Z-0086-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Trophy Homes.

MICHAEL STEVENS, Lone Mountain CAC, appeared in protest.

LINDA FIONDA, 9390 West Helena Avenue, appeared in protest.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 46 [GPA-0041-02], Item 48 [VAC-0075-02] and Item 49 [Z-0086-02(1) for further discussion.

(10:34 – 11:02)

**3-2660**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-0041-02) to R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements on Quadrel Street adjacent to this site concurrent with development of this site and construct half-street improvements including appropriate overpaving, if legally able, on Buffalo Drive and Lone Mountain Road adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving on the west side of Buffalo Drive from the south edge of this site southward to Red Coach Avenue concurrent with development of this site. The exterior streetlights on Quadrel Street will be stubbed out for future use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 47 – Z-0086-02

**CONDITIONS – Continued:**

5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments to extend public sewer to the south edge of this site in Buffalo Drive at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 47 – Z-0086-02

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0075-02 - LONE MOUNTAIN BUFFALO PARTNERSHIP -**  
Petition to vacate Kraft Avenue between Buffalo Drive and Quadrel Street, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as this application involves, which is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that vacating a portion of Kraft Avenue will not eliminate access to any abutting parcels nor adversely affect any abutting properties as the roadway is currently undeveloped. This will facilitate the development of these parcels. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Trophy Homes.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 48 – VAC-0075-02

**MINUTES – Continued:**

MICHAEL STEVENS, Lone Mountain CAC, appeared in protest.

LINDA FIONDA, 9390 West Helena Avenue, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 46 [GPA-0041-02], Item 47 [Z-0086-02] and Item 49 [Z-0086-02(1) for further discussion.

(10:34 – 11:02)

**3-2660**

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Zoning Reclassification Z-0086-02 may be used to satisfy this condition.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 48 – VAC-0075-02

**CONDITIONS – Continued:**

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0086-02(1) - LONE MOUNTAIN BUFFALO PARTNERSHIP -**  
Request for a Site Development Plan Review FOR A 42-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 13.5 acres adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN: 138-04-503-002 and 003), U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation) [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as this involves Trophy Homes, which is a client of his firm**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this development consists of 42 single-family residential lots. A portion of the property is within the Rural Preservation neighborhood buffer, which requires a density of no more than three units per acre. The proposed density of 2.67 units per acre will be below the allowable amount within the buffer zone. There is approximately 30,250 feet of open space in the form of a large centrally located area. This is an effective layout and meets the open space and landscaping standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 49 – Z-0086-02(1)

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent Trophy Homes.

MICHAEL STEVENS, Lone Mountain CAC, appeared in protest.

LINDA FIONDA, 9390 West Helena Avenue, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 46 [GPA-0041-02], Item 47 [Z-0086-02] and Item 48 [VAC-0075-02] for further discussion.

(10:34 – 11:02)

**3-2660**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-0041-02) to R (Rural Density Residential) and a Rezoning (Z-0086-02) to a R-PD3 (Residential Planned Development – 3 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 49 – Z-0086-02(1)

**CONDITIONS – Continued:**

8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. A Petition of Vacation (such as VAC-0075-02) to vacate Kraft Avenue shall be acted upon by the City Council prior to the submittal of a Final Map for technical review, and if approved the Order of Vacation shall record prior to recordation of a Final Map overlying or adjacent to the area to be vacated.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Active gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
14. Public drainage easements must be common lots or private streets that are to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 49 – Z-0086-02(1)

**CONDITIONS – Continued:**

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for Z-83-02 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0072-02 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 16.1 acres adjacent to the south side of Lone Mountain Road west of Cliff Shadows Parkway (APN: 137-01-101-002, 003 and 004), PROPOSED USE: SINGLE FAMILY DETACHED DEVELOPMENT, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has business with Southwest Desert Equities.**

NOTE: COMMISSIONER McSWAIN said she would vote on an abeyance motion, but will not vote on the item when it is heard at the 11/21/2002 meeting.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] be held in abeyance to the 11/21/2002 Planning Commission meeting in order to work with staff on redesigning the project.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 50 – Z-0072-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home.

ESTELLE O'BRIEN, 4428 Peaceful Morning Lane, appeared in protest. She was concerned about access to this development. Other concerns were overcrowding of schools and drainage. She objected to holding this item in abeyance, but would be willing to come back on 11/21/2002.

ATTORNEY GRONAUER said he would contact MS. O'BRIEN and address her issues.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] was held under Item 50 [Z-0072-02].

(6:41 – 6:46)

**1-1268**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0072-02(1) - SOUTHWEST DESERT EQUITIES ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 151 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with TRUESELL abstaining as he has business with Southwest Desert Equities.**

NOTE: COMMISSIONER McSWAIN said she would vote on an abeyance motion, but will not vote on the item when it is heard at the 11/21/2002 meeting.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] be held in abeyance to the 11/21/2002 Planning Commission meeting to work with staff on redesigning the project.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 51 – Z-0072-02(1)

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent KB Home.

ESTELLE O'BRIEN, 4428 Peaceful Morning Lane, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] was held under Item 50 [Z-0072-02].

(6:41 – 6:46)

**1-1268**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0067-99(3) - B & B TRUST ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 123 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.98 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] to the 11/21/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has business with Southwest Desert Equities.**

NOTE: COMMISSIONER McSWAIN said she would vote on an abeyance motion, but will not vote on the item when it is heard at the 11/21/2002 meeting.

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] be held in abeyance to the 11/21/2002 Planning Commission meeting to work with staff on redesigning the project.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 52 – Z-0067-99(3)

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent KB Home.

ESTELLE O'BRIEN, 4428 Peaceful Morning Lane, appeared in protest.

ATTORNEY GRONAUER said he would contact MS. O'BRIEN and address her issues.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 50 [Z-0072-02], Item 51 [Z-0072-02(1)] and Item 52 [Z-0067-99(3)] was held under Item 50 [Z-0072-02].

(6:41 – 6:46)

**1-1268**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0083-02 - CRAIG BUFFALO LIMITED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres adjacent to the southwest corner of Buffalo Drive and Craig Road (APN: 138-04-704-001, 002, 003 and 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as the applicant is a client of their firms**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this proposal is in compliance with the Centennial Hills Sector Plan. The designation is DR (Desert Rural). The proposed density is 1.9 units per acre. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 53 – Z-0083-02

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent KB Home Nevada, Inc. This is an infill piece of property on the southwest corner of Buffalo Drive and Craig Road. It has a density of 1.9 units per acre. This meets all the open space requirements.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 54 [Z-0083-02(1)] for further discussion.

(11:16 – 11:24)

**4-740**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The subject site shall be limited to a maximum density of 2.0 dwelling units per acre.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Submit a Petition of Vacation to vacate Helena Avenue adjacent to this site; such vacation application shall be acted upon by the City Council prior to the submittal of a Final Map for technical review, and if approved the Order of Vacation shall record prior to recordation of a Final Map overlying or adjacent to the area to be vacated.
5. Construct half-street improvements including appropriate overpaving on Buffalo Drive, Craig Road, and Quadrel Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 53 – Z-0083-02

**CONDITIONS – Continued:**

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Provide a plan for approval by the City indicating how the proposed drainage easement along the south edge of this site will be designed and maintained so as to not become a “no-man’s land” between this subdivision and the existing subdivision to the south prior to or concurrent with submittal of a Tentative Map for this site.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 53 – Z-0083-02

**CONDITIONS – Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0083-02(1) - CRAIG BUFFALO LIMITED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 10 acres adjacent to the southwest corner of Buffalo Drive and Craig Road (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED** subject to conditions with Condition 5 amended to have a 15-foot rear setback and Condition 17 amended to delete *the Lone Mountain West Master Development Plan* and application amended to a 21 lot single family development – **UNANIMOUS** with GALATI and McSWAIN abstaining as the applicant is a client of their firms

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this project has a density of 1.9 units per acre. There is a condition limiting the density to 2.0 units per acre. Most of the lots are very similar to what is seen in an RD development where there are 30-foot rear yard setbacks. This proposal has 20-foot setbacks, which is compatible with the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 54 – Z-0083-02(1)

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent KB Home Nevada, Inc. He requested Condition 5 be amended to have a 15 foot rear yard setback instead of 20 feet. Also, in regard to Condition 17 under Public Works, he requested the words *the Lone Mountain West Master Development Plan* be deleted.

LINDA FIONDA, 7390 West Helena Avenue, asked for clarification in that the agenda indicates 24 homes, but their plan shows 21 homes. ATTORNEY GRONAUER responded that this proposal originally had 24 homes, but was decreased to 21 homes.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if there will be sidewalks in this development. MR. CLAPSADDLE said this development will be gated, but does not have sidewalks. In addition, a 15-foot rear yard setback would be acceptable.

MARGO WHEELER, Planning and Development, indicated that the application should be amended to reflect 21 lots.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:16 – 11:24)

**4-740**

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0083-02) to a R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The maximum building height shall not exceed two stories or 35 feet, whichever is less.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 54 – Z-0083-02(1)

**CONDITIONS – Continued:**

5. The setbacks for this development shall be a minimum of 18 feet front yard setback as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center plus one (1) additional 24 inch box tree per planter. Ground cover is required and shall include a minimum of four (4) shrubs of five (5) gallon minimum each per each 24-inch box tree provided.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Air conditioning units shall not be mounted on rooftops.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All City Code requirements and design standards of all City departments must be satisfied

**Public Works**

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Active gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 54 – Z-0083-02(1)

**CONDITIONS – Continued:**

14. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for Z-83-02, on this same agenda, the Lone Mountain West Master Development Plan, and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0074-02 - TONY ZAMORA** - Request for a Variance TO ALLOW A PROPOSED CARPORT TO BE 3 FEET FROM THE FRONT PROPERTY LINE, WHERE 20 FEET IS THE MINIMUM FRONT SETBACK REQUIRED; AND TO ALLOW 0.5 FEET FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED at 7105 Moon Court (APN: 138-34-313-087), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN –APPROVED subject to conditions – Motion carried with EVANS, GALATI and TRUESDELL voting NO**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant's letter is based upon a Variance for a similar structure granted in 1995. The carport is located approximately 2,000 feet from the applicant's property. This request represents a 90% deviation from the code requirements for front yard setbacks, which is excessive. A hardship is self-created by attempting to overbuild beyond what R-1 setbacks allow, which is a 20 foot front setback and five foot side setback. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 55 – V-0074-02

**MINUTES – Continued:**

FRANK GONZALES, 5001 El Parque, #45, and TONY ZAMORA, 7105 Moon Court, appeared on behalf of the application. A precedent has already been set.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked where the property line begins. CHAIRMAN GALATI said typically it starts from the back of the sidewalk or if there are no sidewalks then back of the curb. MR. GONZALEZ said this property has a sidewalk. The carport has a semi-corrugated deck.

COMMISSIONER McSWAIN pointed out that his neighbors are in support.

COMMISSIONER EVANS said this is an aluminum carport. Staff feels this would open the door for degradation on surrounding properties. He did not feel this carport is attractive.

COMMISSIONER TRUESDELL asked if the garage is functional. This carport burdens the property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:24 - 11:32)

**4-1020**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0075-02 - JONATHAN WEBER** - Request for a Variance TO ALLOW A BALCONY TO BE 9 FEET 9 INCHES AWAY FROM THE REAR PROPERTY LINE, WHERE 15 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED at 10453 Niagara Falls Lane (APN: 137-25-410-001), PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – Motion carried with TRUESEDELL voting NO**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this property is across the street from a Las Vegas Water District reservoir to the south and an apartment complex to the east. The balcony will not have an adverse impact on the adjoining residential lots. The applicant obtained a permit for the initial phase of construction this past June. However, that permit was mistakenly issued with the footings within the required rear yard setback. Because the applicant acted in good faith by obtaining permits and this request represents a minor deviation from code requirements, staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 56 – V-0075-02

**MINUTES – Continued:**

ROBERT LOERWALD, 1000 Padre Island Street, appeared with JONATHAN WEBER, 10453 Niagara Falls Lane. They concurred with staff's conditions.

COMMISSIONER TRUESDELL thought this was within the Summerlin Master Plan. He asked if this Variance has been approved by the Summerlin Architectural Committee. MR. LOERWALD said the applicant purchased this property based upon the premise of having a balcony as an option in the future.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(11:32 – 11:36)  
**4-1310**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - V-0076-02 - TRACEY TORGUSSON** - Request for a Variance TO ALLOW A SIX-FOOT TALL SOLID BLOCK WALL WITHIN THE FRONT YARD WHERE A TWO-FOOT SOLID BLOCK WALL IS THE MAXIMUM HEIGHT ALLOWED at 5425 North Rainbow Boulevard (APN: 125-35-103-003), R-E (Residence Estates) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this higher wall in order to have a sound barrier from Rainbow Boulevard. It will match the existing block wall that is around the rest of the property. There is a condition that any manually operated gate will be set back 18 feet from the front property line to prevent cars from encroaching into the right-of-way. This is an R-E (Residence Estates) site. If this were denied it would deprive the property owner from enjoyment of the property. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 57 – V-0076-02

**MINUTES – Continued:**

MR. and MRS. TORGUSSON, 5425 North Rainbow Boulevard, appeared on behalf of the application. They concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:36 – 11:37)

**4-1450**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Any manually operated gate will be setback 18 feet from the front property line in order to prevent cars from encroaching into the right-of-way.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Maintain sight visibility restriction zones per Clark County Area Uniform Standard Drawings #201.2 at driveways providing egress from this site to the Rainbow Boulevard right of way.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0122-02 - B J RANCHO INVESTMENT ON BEHALF OF CARLOS AND MARCOS ALULEMA** - Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE at 2905 West Washington Avenue (a portion of APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUEDELL abstaining due to a transaction on an adjacent parcel**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated a minor auto repair garage is permitted in a C-1 (Limited Commercial) zone with approval of a Special Use Permit. This project will be located within an existing building that was a repair garage for K-Mart. This use can operate in a manner that is compatible with existing and future land uses in the vicinity of the site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 58 – U-0122-02

**MINUTES – Conditions:**

EDUARDO VERGARA, 5407 Orinda Avenue, appeared on behalf of the applicants. This property had been an auto repair facility in the past. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:37 – 11:41)

**4-1530**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.
2. All City Code Requirements and all City Departments design standards shall be met.
3. All repair and service work shall be performed within a completely enclosed building.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0123-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY ON BEHALF OF KOWLOON, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (KOWLOON CUISINE) at 1750 North Buffalo Drive, Suite #107 (a portion of APN: 138-22-418-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application is within the Albertson's shopping center on the northeast corner of Buffalo Drive and Vegas Drive. The property is zoned C-1 (Limited Commercial). There are no protected uses within the area. This service bar can be conducted in a manner that is harmonious and compatible with the neighborhood since it is an established shopping center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 59 – U-0123-02

**MINUTES – Continued:**

PEGGY appeared in order to represent the application. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:41 – 11:42)

**4-1650**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. Conformance to all applicable Conditions of Approval for Rezoning (Z-0097-90), Site Development Plan Reviews [Z-0097-90(5)] and [Z-0092-90(7)], and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0124-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A TAVERN (THE IN THE GROOVE LOUNGE) at 450 Fremont Street (NEONOPOLIS); AND FOR A WAIVER OF THE MINIMUM 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM RELIGIOUS FACILITIES, TAVERNS AND A SCHOOL (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICTER, Planning and Development, stated this application is for a tavern in Neonopolis. This tavern will be located on the third floor by the entranceway to the parking garage. The applicant is requesting a waiver of the 15-foot distance separation between taverns. This requirement may be waived for properties within the Downtown Casino Overlay District. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 60 – U-0124-02

**MINUTES – Continued:**

MILLIE WASHINGTON appeared in order to represent Garrett Equities, Inc. This will be a jazz lounge with southern style cuisine in the restaurant. She concurred with staff's conditions.

FRANK WHEAT, JR., General Manager, Neonopolis, 905 Midpride Street, appeared in order to represent World Entertainment Center.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:42 – 11:45)

**4-1720**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code Requirements and all City departments' design standards shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0125-02 - WING FONG AND ASSOCIATES-FREMONT ON BEHALF OF LUTHERAN SECONDARY SCHOOL ASSOCIATION OF CLARK COUNTY NEVADA - Request for a Special Use Permit FOR A NON-PROFIT THRIFTSHOP at 4530 Meadows Lane, Suite #1 (APN: 139-31-110-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI called this item forward after Items 33 and 34 as the applicant was unable to stay any longer and declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this non-profit thriftshop is compatible with the current and future land uses allowed within the surrounding area. This is a relocation of the thriftshop from 707 North Rancho Drive to this location. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 61 – U-0125-02

**MINUTES – Continued:**

KEVIN DUNNING, Executive Director, Faith Lutheran Junior/Senior High School, 2236 Juniper Berry Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:48 – 9:50)

**3-810**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Non-Profit Thrift Shop use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0126-02 - REX JARRETT ON BEHALF OF D.R. HORTON, INC. - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A RESIDENTIAL SUBDIVISION adjacent to the east side of Thom Boulevard, between Deer Springs Way and Dorrell Lane (APN: 125-24-604-001, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with EVANS not voting**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the proposed 40-foot wide private streets for Paradise Meadows Encore subdivision will not negatively affect the public streets or access. In addition to private streets, they will not impair access to or from public facilities, nor delay response time for emergency equipment. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 62 – U-0126-02

**MINUTES – Continued:**

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 63 [SDR-1007] for further discussion.

(11:45 – 11:49)

**4-1840**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to all of the conditions specified in Section 19.04.050(B) of the Las Vegas Zoning Code.
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City is permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of Approval for Rezoning (Z-0056-02) and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Private streets shall be identified as "Public Drainage Easements to be privately maintained" and shall also provide public sewer easements.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 62 – U-0126-02

**CONDITIONS – Continued:**

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The proposed 40 foot wide “special design” for the private streets is acceptable providing no sidewalks are proposed within the 40-foot width.
10. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification (Z-0056-02) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1007 - REX JARRETT ON BEHALF OF D.R. HORTON, INC. -** Request for a Site Development Plan Review FOR A 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 19 acres adjacent to the northwest corner of Thom Boulevard and Deer Springs Way (APN: 125-24-601-001, 005 and 125-24-603-005), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with EVANS not voting**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated normally an R-1 (Single Family Residential) is not required to submit a Site Development Plan Review. However, this application is necessary to fulfill a condition of approval of Rezoning [Z-0056-02]. The development will consist of 59 lots with access by private streets. The density is limited to 3.0 units per acre by condition of approval and the rural preservation neighborhood buffer in which part of this development lies. This site plan conforms to the density limitation and R-1 (Single Family Residential) development standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 63 – SDR-1007

**MINUTES – Continued:**

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if there will be sidewalks. MR. MORAN answered that there will not be any sidewalks in this subdivision.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:45 – 11:49)

**4-1840**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The standards for this development shall include the following: minimum lot size of 6,500 square feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall conform to the R-1 standards.
5. Air conditioning units shall not be mounted on rooftops
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
7. A landscape plan must be submitted and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 63 – SDR-1007

**CONDITIONS – Continued:**

8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

11. Construct half-street improvements including appropriate overpaving, where legally able, on Dorrell Lane, Thom Boulevard, Decatur Boulevard, and Deer Springs Way adjacent to this site concurrent with development of this site. Sidewalk shall not be constructed on Thom Boulevard; required half street improvements on Thom Boulevard shall include pavement, curb and gutter, and such improvements shall extend past Assessor Parcel Number #125-24-604-002. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems concurrent with development of this site. Rural street improvements shall be allowed on Dorrell Lane; the developer shall construct a minimum of two lanes of permanent paving and shall provide decomposed granite adjacent to the pavement area. Curbing shall be installed if required by the Drainage Study. The exterior street lighting on Thom Boulevard and Dorrell Lane will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0056-02, Special Use Permit U-0126-02, and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0127-02 - VSS ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF SILVER STATES HELICOPTERS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A HELIPAD IN CONJUNCTION WITH AN EXISTING HOTEL/CASINO (CASTAWAYS) AND FOR A WAIVER OF THE SPECIAL USE PERMIT CONDITION REQUIRING HELIPORTS ONLY AS AN ACCESSORY USE WITH A MEDICAL FACILITY at 2800 Fremont Street (APN: 162-01-201-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>13</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>4</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**EVANS – DENIED - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**NOTE: Motion for abeyance by QUINN of Item 64 [U-0127-02] and Item 65 [SD-0047-02] was denied UNANIMOUSLY.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are substantial single-family residences that surround the site and have established neighborhoods. Staff is concerned with health and safety, noise and quality of life issues. This is a project that has regional significance. The County indicated that this is located in close proximity to residential uses.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 64 – U-0127-02

**MINUTES – Continued:**

They are concerned about potential negative impacts including noise and safety issues for residents in the neighborhoods. The City of Las Vegas Flood Control Division mentioned that since this is more than two acres of land a drainage update to the hotel/casino study will be required. There are two conditions when approving a Special Use Permit for a helipad. One condition is that it be in conjunction with a medical facility. The applicant is requesting a waiver of that condition. The other condition is that they cannot have an air route over residential facilities. The applicant indicated they understood that condition and did not ask for a waiver of that condition.

JERRY ROLAND, Silver States Helicopters, 2722 Perimeter Road, #207, appeared in order to represent Items 64 [U-0127-02] and 65 [SD-0047-02] and requested these items be held in abeyance for thirty days. The representative from the Castaways was in attendance but had to leave this meeting. It would be unfair to consider this matter without the Castaways being able to speak on this request.

After the abeyance request was denied, MR. ROLAND stated that the intention was to provide rides from the Castaways in order to keep their customers at the hotel. They held a number of conventions and when a customer left the hotel as part of their package, the customer did not return. This will not add additional noise by operating under set patterns. They agreed to operate an R-44, which is a piston helicopter, operates at 81 decibels at 500 feet. It is the safest helicopter operating in the country. They can take three passengers and the pilot. There will be a committee to monitor this operation. They are just asking for one helipad. Some of the protestants do not live near the Castaways. The homeowners who attended a neighborhood meeting felt this would be advantageous.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. The noise comes from the pulsating beat of the rotary wings beating the air down.

KATHLEEN JACOBSEN, 237 North 20<sup>th</sup> Street, appeared in protest. She lives within a mile of this proposal. She wants to see the Castaways succeed. However, she objected to the noise these helicopters generate. She was also concerned about helicopters flying over her residential neighborhood.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 64 – U-0127-02

**MINUTES – Continued:**

CHRISTOPHER SALM, West Circle Neighborhood Association, 1047 East Oakey Boulevard, appeared in protest. The flight pattern will be close to his neighborhood.

BEN CONTINE, 553 Barbara Way, appeared in protest. There are already many helicopters flying over the neighborhood. The Nevada Legislature came up with a bill that directed the County to appoint a committee to deal with helicopter noise in neighborhoods. He is on the committee and they have been meeting on this issue for six months.

EVAN ACKER HYDE, West Circle Neighborhood Association, 1030 Wengert Avenue, appeared in protest. She wondered if the amount of profit is worth the quality of life in that neighborhood. This is a disaster waiting to happen.

KRISTI SAYLORS, 3129 Desmond Avenue, appeared in protest. She lives under the helicopter route that goes to the Grand Canyon and there is a lot of noise generated from those helicopters. This will not advance the neighborhoods. The Las Vegas valley has the second most problems with helicopters in the country.

JACK LEVINE, Southridge Neighborhood Association, 1818 Eighth Place, appeared in protest. He also owns property in the Crestwood Neighborhood Association. He was concerned about the noise, but rode in one of the helicopters and found it created less noise than he had anticipated. This will set a precedent.

CONNIE STEPHENS, 7904 Monico Bay Court, appeared in protest. She has rental property at the corner of Fremont Street and Oakey Boulevard. The helipad will be next to her fence. This will create a financial burden for her. She had a prospective tenant who tried to obtain a business license from the County, but was told sidewalks, curbs and gutters, street lights, and landscaping were needed on the property. Therefore, she has spent over \$100,000 and nine months to get that work done. She lost her tenant because he could not wait so long.

TIMOTHY JEAN appeared as an employee of Silver States Helicopters in approval. He has been around helicopters during his lifetime. There is no safety concern.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 64 – U-0127-02

**MINUTES – Continued:**

ROBERT HOBAN, Crestwood Homeowners Association, 1929 Ballard Drive, appeared in approval. He met the applicant at the Castaways and was unaware when they landed as they were so quiet. He would like to see a set of standards set for helicopters. One standard would be to have less than 85 decibels of sound. Another standard would include time restraints. The applicant agreed to have the City set a panel that if their requirements would not be adhered to that their permit would be revoked. He attended a meeting last evening and most of the persons in attendance were in favor. A helicopter flew over the building where the meeting was held and they were unaware of it. However, he would like to have a sound requirement.

RICHARD STEPHENS, 7904 Monico Bay Court, appeared in approval. The sound is not as loud as a boom box.

TIMOTHY NELSON, Chief Pilot, Silver States Helicopters, 8048 Simone Avenue, appeared in approval. He has been flying for approximately fifteen years. They have elected not to use the same type of helicopter that is used on the Strip, A-Star. The R-44 helicopter generates the same noise as a lawn mower ten houses away. The pilots are experienced. The flight patterns have been set by the FAA. They maintain an altitude of 3,000 feet.

JERRY ROLAND explained the Castaways is on a set route for helicopters. They will not fly over homes. This is a safer location for helicopters than at the North Las Vegas Airport. Safety is not an issue. This will not stop helicopter operations in Las Vegas. They have the largest flight school in the western United States. All the helicopters that come from the Grand Canyon and the east side of Las Vegas fly to the Castaways and from there go on their designated flight path.

COMMISSIONER EVANS felt the issue is not whether this is a good company, but rather if this is an appropriate place for a helipad.

MR. ROLAND said the City's Traffic Engineer visited the site and did not have a problem with this proposal.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 64 – U-0127-02

**MINUTES – Continued:**

COMMISSIONER TRUESDELL asked about the flight path. MR. CLAPSADDLE responded that there is a condition in the code that the heliport shall designate a flight path that is not flying over adjacent residential areas. The Clark County Department of Aviation commented that the DOA has worked with operators and FAA on integrating air traffic routes with community noise concerns. These actions have narrowed the flight corridors to areas within close proximity to the center lines of Tropicana Avenue, Charleston Boulevard, Industrial Road, Koval Lane, and Las Vegas Boulevard. The Department of Aviation requests that if the application is approved, the routes and their altitudes be adhered to by the users of the facility. They also note that all noise complaints received by the County due to the operation of this facility will be forwarded to the property owner, operator and/or the City.

COMMISSIONER TRUESDELL noted there are many heliports in the valley. Whether this is approved or not it will not change the flight pattern. CHRIS KNIGHT, Planning and Development, felt the choice is whether the helicopters can take off from the Castaways or North Las Vegas Airport. Staff feels it would be more appropriate to take off from the North Las Vegas Airport.

COMMISSIONER TRUESDELL added that there are helicopters over his house all the time and he finds that to be an issue.

COMMISSIONER McSWAIN did not feel this is totally inappropriate, but wondered how this could be more neighborhood friendly.

MR. HOBAN said he purchased quiet helicopters specifically for this operation.

CHAIRMAN GALATI felt this is not an appropriate location for this business from a land use point of view.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: MR. CLAPSADDLE explained that if the Special Use Permit is appealed to the City Council, staff would pull the Site Development Plan Review as a companion item.

NOTE: See related Item 65 [SD-0047-02] for further discussion.

(11:49 – 12:55)

**4-2000**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SD-0047-02 - VSS ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF SILVER STATES HELICOPTERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A HELIPAD IN CONJUNCTION WITH AN EXISTING HOTEL/CASINO (CASTAWAYS) at 2800 Fremont Street (APN: 162-01-201-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>13</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**EVANS – DENIED - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there is a proposed storage trailer on the site. That is not in keeping with the area. There are health, safety, noise and quality of life concerns. Staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 65 – SD-0047-02

**MINUTES – Continued:**

JERRY ROLAND, Silver States Helicopters, 2722 Perimeter Road, appeared in order to represent Items 64 [U-0127-02] and 65 [SD-0047-02] and requested these items be held in abeyance for thirty days. After the abeyance request was denied he said the intention was to provide rides from the Castaways in order to keep their customers at the hotel.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

KATHLEEN JACOBSEN, 237 North 20<sup>th</sup> Street, appeared in protest.

CHRISTOPHER SALM, West Circle Neighborhood Association, 1047 East Oakey Boulevard, appeared in protest.

BEN CONTINE, 553 Barbara Way, appeared in protest.

EVAN ACKER HYDE, West Circle Neighborhood Association, 1030 Wengert Avenue, appeared in protest.

KRISTI SAYLORS, 3129 Desmond Avenue, appeared in protest.

JACK LEVINE, Southridge Neighborhood Association, 1818 Eighth Place, appeared in protest.

CONNIE STEPHENS, 7904 Monico Bay Court, appeared in protest.

TIMOTHY JEAN appeared as an employee of Silver States Helicopters in approval.

ROBERT HOBAN, Crestwood Homeowners Association, 1929 Ballard Drive, appeared in approval.

RICHARD STEPHENS, 7904 Monico Bay Court, appeared in approval.

TIMOTHY NELSON, Chief Pilot, Silver States Helicopters, 8048 Simone Avenue, appeared in approval.



PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 65 – SD-0047-02

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: MR. CLAPSADDLE explained that if the Special Use Permit is appealed to the City Council, staff would pull the Site Development Plan Review as a companion item

NOTE: See related Item 65 [U-0127-02] for further discussion.

(11:49 – 12:55)

**4-2000**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0128-02 - LAKE MEAD AND JONES PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC.** - Request for a Special Use Permit FOR PACKAGED LIQUOR SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED WAL-MART NEIGHBORHOOD MARKET adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this off-premise liquor establishment will be located within a proposed Wal-Mart neighborhood market. It is in conformance with all minimum separation requirements of the zoning code. The site is adjacent to a mini storage to the south and across the street is an Albertson's center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 66 – U-0128-02

**MINUTES – Continued:**

EBBIE NAKHJAVANI, EN Engineering, 245 East Warm Springs Road, Suite 100, appeared on behalf of Wal-Mart. He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to get clarification on the landscaping. CHAIRMAN GALATI explained the landscaping will be done according to code.

HOWARD HOAG, 6208 Don Gaspar Avenue, appeared in protest. He was concerned about the property values. He owns the house on Don Gaspar Avenue, but uses it as a rental property.

CHRIS SAMS, 4608 Reliance Avenue, appeared in protest. He works at the Albertson's store across the street. This will be a detriment to the Albertson's store. Traffic is very heavy on the corner of Lake Mead Boulevard and Jones Boulevard already.

COMMISSIONER EVANS did not see a reason to deny Items 66 [U-0128-02] and 67 [Z-0096-84(18)].

COMMISSIONER TRUESDELL objected to the parking backing out into the driveways. Wal-Mart never seems to come in with a complete site plan. MR. CLAPSADDLE responded that the City accepts the applications as they are submitted. He was unaware as to whether they have submitted complete site plans on previous applications.

COMMISSIONER TRUESDELL noted that a representative of Wal-Mart on another application agreed to certain conditions. Then that individual appeared before the City Council and objected to some of those conditions. MR. NAKHJAVANI said his intent is not to agree to conditions and then withdraw them at a later date. Not showing the out parcels is not an intentional omission. Some of the out parcels have not been decided. In regard to the parking spaces in front of the store, their market study has shown they are helpful for their customers. Perhaps some of those spaces can be handicapped. Those spaces do not have any more accidents than any of the other parking spaces in the lot.

CHRIS KNIGHT, Planning and Development, said there have been other developments that have had out parcels. Usually they are designated as not a part.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 66 – U-0128-02

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 67 [Z-0096-84(18)] for further discussion.  
(12:55 – 1:10)  
**5-1080**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Off-Premise Liquor Establishment use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-0096-84 (18)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0096-84(18) - LAKE MEAD AND JONES PARTNERSHIP ON BEHALF OF WAL-MART STORES, INC.** - Request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 39,910 SQUARE FOOT WAL-MART NEIGHBORHOOD MARKET on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this market will provide a neighborhood serving retail use for the existing residential developments in the surrounding area. The applicant has requested a reduction in the amount of perimeter landscaping to provide 10-foot planters instead of 15-foot planters along Lake Mead Boulevard. That reduction is not justifiable since it would not match the existing conditions of the adjacent Kentucky Fried Chicken Restaurant and mini warehouse, which both provide 15-foot planters. There is a condition to eliminate a row of parking along the front of the building. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 67 – Z-0096-84(18)

**MINUTES – Continued:**

EBBIE NAKHJAVANI, EN Engineering, 245 East Warm Springs Road, Suite 100, appeared on behalf of Wal-Mart. They plan to revise the site plan to comply with the perimeter landscaping requirements. In regard to parking in front of the store, there is parking in front of many stores throughout the valley. Wal-Mart would like to leave those spaces as shown on the site plan for their customers. He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to get clarification on the landscaping. CHAIRMAN GALATI explained the landscaping will be done according to code.

HOWARD HOAG, 6208 Don Gaspar Avenue, appeared in protest.

CHRIS SAMS, 4608 Reliance Avenue, appeared in protest.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 67 [Z-0096-84(18)] for further discussion.  
(12:55 – 1:10)

**5-1080**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect fifteen foot wide landscape planters along the Lake Mead Boulevard and Jones Boulevard frontages, an eight foot wide landscape planter along the south property line, and a multi-use trail along the Lake Mead Boulevard frontage per City of Las Vegas standards.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the deletion of the row of parking directly abutting the front of the building.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 67 – Z-0096-84(18)

**CONDITIONS – Continued:**

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A detailed landscaping plan indicating the size and type of each species must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any proposed property line walls, if any, shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 67 – Z-0096-84(18)

**CONDITIONS – Continued:**

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. In accordance with the intent of a commercial subdivision, all existing and future parcels within this site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
19. Site development to comply with all applicable conditions of approval for the Lake Mead/Jones Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - U-0130-02 - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE-THRU FOR A PROPOSED STARBUCKS at 8440 Farm Road (APN: 125-17-610-005), TC (Town Center) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI not voting**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE HAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this is a proposed drive-thru for a Starbucks restaurant. The drive-thru will be located along the south boundary of this site with access to the pad through internal shopping center drives. The development is in substantial conformance with the previously approved conceptual site plan in terms of the parking and landscaping. The restaurant with drive-thru will be appropriate. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 68 – U-0130-02

**MINUTES – Continued:**

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [U-0130-02] and Item 69 [Z-0076-98(36)] was held under Item 68 [U-0130-02].

(1:10 – 1:13)

**5-1680**

**CONDITIONS:**

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0076-98(36) - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THRU (STARBUCKS) WITHIN A COMMERCIAL SUBDIVISION at 8440 Farm Road (APN: 125-17-610-005), TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS with GALATI not voting**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE HAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated staff would recommended approval subject to the conditions.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 69 – Z-0076-98(36)

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 68 [U-0130-02] and Item 69 [Z-0076-98(36)] was held under Item 68 [U-0130-02].

(1:10 – 1:13)

**5-1680**

**CONDITIONS:**

Planning and Development

1. A Special Use Permit (U-0130-02) for a proposed restaurant with drive-thru shall be approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review [Z-0076-98(14)] and all other subsequent site related actions.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. Site development to comply with all applicable conditions of approval for Z-0076-98, the Tule Springs Village (Commercial Subdivision) and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0059-01(5) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOMES OF NEVADA, INC. - Request for a Review of Condition #6 of an approved Site Development Plan Review [Z-0059-01(1)] TO ALLOW A 14 FOOT FRONT YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND AN 18 FOOT FRONT YARD SETBACK FOR GARAGES WHERE AN 18 FOOT FRONT YARD SETBACK IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the southwest corner of Brent Lane and Decatur Boulevard (APN: 125-12-603-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as KB Homes is a client of their firms**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that when this item was first approved by the City Council in October of 2001, the setbacks were imposed. Those setbacks were 18 feet in the front with no provision for living quarters, porches or side loading garages. The request to change Condition 6 of the Site Development Plan Review is warranted, as the setbacks are consistent with the development standards for the Iron Mountain Ranch Master Development Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 70 – Z-0059-01(5)

**MINUTES – Continued:**

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:13 – 1:16)

**5-1790**

**CONDITIONS:**

Planning and Development

1. Condition Number 6 shall be replaced with the following:

“This development shall comply with the Development Standards of Section 7 of the Iron Mountain Ranch Residential Planned Development Master Plan.”

2. Site Development shall comply with all applicable conditions of approval of Rezoning (Z-0059-01), Site Development Plan Review [Z-0059-01(1)] and all other subsequent site-related actions as required by the Department of Public works and the Planning and Development Department.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0019-02(2) - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Review of Condition #5 on approved Site Development Plan Review [Z-0019-02(1)] TO ALLOW AN 18 FOOT FRONT YARD SETBACK WHERE A 20 FOOT FRONT YARD SETBACK WAS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.74 acres adjacent to the south side of Ackerman Road, approximately 325 west of Durango Drive (APN: 125-08-806-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 11/20/2002.**

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that in reviewing the approved setbacks for the surrounding development to the north, south and west of this site, the front setbacks allowed for those adjacent residential developments is 18 feet. Therefore, staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 71 – Z-0019-02(2)

**MINUTES – Continued:**

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(1:16 – 1:18)

**5-1900**

**CONDITIONS:**

Planning and Development

1. Condition Number 6 shall be replaced with the following:

“The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.”

2. Site Development shall comply with all applicable conditions of approval of Rezoning (Z-0019-02), Site Development Plan Review [Z-0019-02(1)] and all other subsequent site-related actions as required by the Department of Public works and the Planning and Development Department.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - MSP-0011-02 - THREE B'S INC.** - Request for a Master Sign Plan FOR APPROVED RETAIL BUILDINGS adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Applicant's Abeyance Letter

**MOTION:**

**TRUEDELL – ABEYANCE to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested a thirty-day abeyance to the 11/21/2002 Planning Commission meeting. Staff has a letter from the applicant requesting this item be held in abeyance.

There was no one present to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:47 – 6:48)

**1-1471**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0072-02 - SHENANDOAH OWNERS ASSOCIATION -**  
Petition to vacate a public multi use trail generally located adjacent to the north side of Haley Avenue between Tenaya Way and Pioneer Way, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter From Developer

**MOTION:**

**TRUSDELL – APPROVED subject to conditions - UNANIMOUS**

**NOTE: TRUESDELL made a motion to RECONSIDER this item, which carried UNANIMOUSLY**

**NOTE: TRUESDELL made a previous motion for ABEYANCE to the 11/21/2002 Planning Commission meeting, which carried UNANIMOUSLY**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 11/21/2002 Planning Commission meeting. Staff has the abeyance request in writing.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 73 – VAC-0072-02

**MINUTES – Continued:**

MR. CLAPSADDLE began the staff report after the abeyance motion had been reconsidered. This trail had been removed from the Master Trails Element. The applicant has requested clarification of Conditions 1 and 3. Both of those conditions are standard. Condition 1 involves public improvements and Condition 3 pertains to the recordation of the Order of Vacation. There are no major issues that staff has with it, so staff recommended approval subject to the conditions.

RUSSELL DORN, 7448 West Sahara Avenue, appeared on behalf of Shenandoah Owners Association. He submitted a letter to the Clerk for the record. In regard to Condition 1, they do not know of any public improvements that need to be made. He concurred with staff's conditions.

DAVID GUERRA, Public Works, verified that there are no existing public improvements that need to be made to the best of their knowledge. That condition is contractual and it should remain.

COMMISSIONER TRUESDELL noted that the residences are built adjacent to this trail. He wondered what is going to happen in the vacated area. MR. GUERRA responded that that development was required to have a certain layout. When this Vacation is approved, only the trail area is involved, not the public street improvements. He is of the understanding there will be desert landscaping.

CHRIS KNIGHT, Planning and Development, added that the property that is in question for the trail easement exists as an out lot parcel that is owned by the homeowners association. That parcel will continue to be owned by the homeowners association. Thus what is being vacated is an interest in putting a trail on that parcel. The homeowners will not be able to extend their fence into this trail. It is commonly held land that the homeowners will maintain. The agreement with the City Council and the review of condition was that the landscaping that currently exists as a six-foot landscaping strip will be extended ten feet and the remainder of the property will be dirt. The street had been approved previously as a rural street.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:48 – 6:50)

**1-1510**

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 73 – VAC-0072-02

**CONDITIONS:**

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of a relinquishment of interest.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0074-02 - PALM MORTUARY, INC.** - Petition to vacate Rome Avenue and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have this Vacation held in abeyance to the 11/21/2002 meeting. This Vacation is in the County and they will be hearing it on 11/5/2002. The applicant was notified of this abeyance request by staff.

There was no one present to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:50 – 6:51)

**1-1552**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - Z-0139-88(42) - TRIPLE FIVE INTERCONTINENTAL** - Request for a Site Development Plan Review FOR A TWO-STORY 30,000 SQUARE FOOT COMMERCIAL BUILDING on 0.73 acres at 9330 West Sahara Avenue (APN: 163-06-816-019), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUEDELL abstaining as Triple Five Intercontinental is a client of his firm**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the 10/10/2002 Planning Commission meeting in order to give staff time to review a revised site plan and the parking study submitted by the applicant. On page 2 of the Staff Report there are details of the parking requirements. There is sufficient parking on-site to meet the requirements of the code. Staff recommended approval subject to the conditions.

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the developer. This will be a very attractive building, one that will upgrade the center. He concurred with the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 75 – Z-0139-88(42)

**MINUTES – Continued:**

COMMISSIONER McSWAIN wondered if the leasing in the center would change if the parking requirement would also change. MR. CLAPSADDLE said staff requested a master parking study submitted for the entire site to make sure it met code. They have over 100 parking spaces in excess.

There was no further discussion.

(1:25 – 1:29)

**5-2280**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 75 – Z-0139-88(42)

**CONDITIONS – Continued:**

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Department of Public Works.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT** - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 11/21/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as the applicant is a client of his firm**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 11/21/2002 Planning Commission meeting. The applicant is working with the Nevada Department of Transportation in regard to access.

There was no one present to represent the application.

There was no further discussion.

(6:54 – 6:55)

**1-1710**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**Z-0020-02(3) - SAMARITAN HOUSE, INC. - Request for a Review of Condition TO DEFER CONDITION #5 OF AN APPROVED REZONING (Z-0020-02) WHICH REQUIRED THE CONSTRUCTION OF HALF STREET IMPROVEMENTS ON ADAMS AVENUE AND FOURTH STREET on 0.55 acres adjacent to the east and west sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUESEDELL – APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated Condition 5 is a standard type and should remain. Staff recommended denial.

ROBERT HUFFMAN, 103 Fountainhead Circle, Henderson, Nevada appeared in order to represent Samaritan House. He concurred with the conditions.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 77 – Z-0020-02(3)

**MINUTES – Continued:**

There was no further discussion.

(1:29 – 1:32)  
**5-2480**

**CONDITIONS:**

Planning and Development

1. Delete condition number five of Rezoning (Z-0020-02).
2. Conformance to all other conditions of approval for Rezoning (Z-0020-02), Special Use Permit (U-0088-02) and Site Development Plan Review [Z-0020-02(1)].

Public Works

3. Sign and record a Covenant Running with Land agreement for the future installation of half-street improvements such as curb and gutter, sidewalks, streetlighting, permanent paving, fire hydrants, and sewers on Fourth Street and Adams Avenue adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SD-0049-02 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED INTERPRETIVE BANNER DISPLAY adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive (APN: 139-26-301-003, 005, 139-27-708-008, 013, 139-27-709-001, and 139-27-812-043), C-V (Civic) and C-1 (Limited Commercial) under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as the Natural History Museum is a client of his firm**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated this request comprises 21 steel poles 20 feet high in front of several cultural institutions. The idea is to feature artwork of local artists and promote awareness of the district as a cultural and art center. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 78 – SD-0049-02

**MINUTES – Continued:**

There was no further discussion.

(1:32 – 1:34)  
**5-2620**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The supporting poles and the banners shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the banners.

Public Works

4. The pole type, size, design, location, and foundation must be approved by the Traffic Engineer prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TA-0018-02 - CITY OF LAS VEGAS -**  
Request to amend a portion of Title 19 in regard to mixed uses.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED - UNANIMOUS**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

MARGO WHEELER, Planning and Development, stated this would allow mixed uses regardless of whether the underlying zoning is residential or commercial within the Downtown Redevelopment area. It would allow for commercial on the ground floor and succeeding floors and retain the residential in the building so mixed uses in the same building on the same lot can be allowed within the downtown area. The letters c and d should be changed to a and b.

There was no further discussion.

(1:34 – 1:35)  
**5-2710**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TXT-1029 - CITY OF LAS VEGAS -**  
Discussion and possible action to Amend Title 19 to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**TRUEDELL – ABEYANCE to the 11/7/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have this item held in abeyance to the 11/7/2002 Planning Commission meeting.

AL GALLEG0, citizen of Las Vegas, felt car title businesses should be added to this Text Amendment. MR. CLAPSADDLE responded that staff is looking into adding car title businesses to this Text Amendment.

PLANNING COMMISSION MEETING OF OCTOBER 24, 2002  
Planning and Development Department  
Item 80 – TXT-1029

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(6:51 – 6:52)  
**1-1582**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TA-0024-02 - CITY OF LAS VEGAS** - Request to amend Subchapter 19.04.060 (Standards for Certain Uses) of the Las Vegas Zoning Code to add a new Section B to require a Special Use Permit for uses that cannot meet the required conditions for Administrative Approval.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED - UNANIMOUS**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI noted that Subchapter should be changed to *Title*.

MARGO WHEELER, Planning and Development, stated that certain uses are those that are less intrusive and those that are covered by a conditional use in a Special Use Permit. However, the current code does not have a provision for the process if the uses do not comply with the language in the code. This change will allow for any certain use that does not meet the code requirements to be able to be considered as a Special Use Permit before the Planning Commission.

There was no further discussion.

(1:35 – 1:38)  
**5-2780**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TXT-1059 - CITY OF LAS VEGAS** - Discussion and Possible action to amend Title 19.18.050 (B) of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 21, 2002 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

**MOTION:**

**TRUEDELL – ABEYANCE to the 11/21/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this pertains to how certain condominium applications are reviewed. Staff would like to have this Text Amendment held until the 11/21/2002 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:52 – 6:53)

**1-1650**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: OCTOBER 24, 2002**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

TODD FARLOW, 240 North 19<sup>th</sup> Street, said the new East Las Vegas Community Center is beautiful.

COMMISSIONER TRUESDELL heard that a lot of the commercial uses within certain areas are not getting the same level of notification from organized groups as the residential residences. All the property owners should be able to participate.

**MEETING ADJOURNED AT 1:38 A.M.**

Respectfully submitted:

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ANGELLA CROLLI, DEPUTY CITY CLERK

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LINDA OWENS, DEPUTY CITY CLERK